

West Salem Homeowner's Association: Board Meeting Minutes July 14th 2010

Location: Janice Rose's Residence

Meeting was called to order by Bryan at 7:00pm

Treasurer's Report:

West Coast Bank / Checking \$11,024.56

West Coast Bank / Reserve \$28,910.05

West Coast Bank / Savings (Professional Fees) \$3,294.35

West Coast Bank / Savings (Late Fees) \$1,370.24

Total: \$44,599.20

Total Expenses to Date / 2010 \$6,596.95

Trial Balance Total \$38,002.25

Member's Forum:

- A fence construction on the corner of Islander and Titan Dr was stopped due to not meeting the requirements.
- The board confirmed that shed's must match the houses on the property and must have siding.
- Some homeowners complained that stray cats were spraying around their houses and the smell was bothersome. Another homeowner reported he believed Polk County would give out live cat traps for this purpose. Bryan agreed to send out proposed procedures to all homeowners to deal with this issue.

Committee Reports:

Architectural: Bryan and Mike reported they are waiting on plans for the fence mentioned above so the Architectural committee can approve the plans and the resident can resume construction.

Enforcement: There are currently; (9) Garbage can violations, (16) High Weeds/Lawn violations, (3) Fence violations, (3) Trailer violations, (1) Basketball hoop violation and (1) Vegetation growing onto the sidewalk violation.

Old Business:

None to discuss

New Business:

-The committee discussed problems with vehicles and residences being egged in the area, usually on Friday nights and a vehicle that was broken into in a driveway.

-The committee also discussed that residents are not allowed to park their vehicles in a vacant residences driveway. Mike agreed to draft a policy to address the parking issues.

-The committee discussed that they cannot stop people from buying vacant lots but the Homeowner's Association and the City of Salem have strict rules about what can or cannot be built on lots. The CC&R's in place state that each lot will be used for Residential only. City zoning laws stated in the meeting is Chapter 164 (Single Family Dwelling)

-The committee discussed the Annual Nigh Out BBQ and decided to revisit the idea next year, as no one volunteered to organizing it.

Next board meeting : TBD in September 2010

Meeting Adjourned at 7:53pm