

West Salem Homeowner's Association

Board Meeting Minutes September 8th 2010

Location: Janice Rose's Residence

Meeting was called to order by Bryan Goodman at 7pm

Review of previous meeting's minutes: Janice Rose made a motion to amend the minutes of the June annual meeting to read, "The Fee and Fine Schedule was presented to the attendees of the annual meeting per board policy. No changes were made and the schedule was approved." The motion was seconded by Brian Goodman. The current collection fee is \$250.00. The Association's attorney, Karna Gustafson, suggested a graduated collection fee. Further discussion with the attorney is needed before any changes are made.

Treasurer's Report:

West Coast Bank/Checking	\$7,239.37
West Coast Bank/Reserve	\$28,910.05
West Coast Bank/Savings(Professional Fees)	\$3,295.86
West Coast Bank/Savings (Late Fees)	\$1,670.56
Total	\$41,115.84
Total Expenses to date	\$11,127.29
Trail Balance Total	\$29,988.55

Committee Reports:

Architecture: Adrian reported there are still ongoing issues with some fences and tarps. The committee reported they would like to choose a set of paint color families to define the "Earth tones" and that specific colors not in those families would have to be approved by the committee.

Adrian and Mike reported there are three residences with current issues. At 2737 Peargrove the residences had appealed the compliance letter. A motion was presented by Stuart Rose to bring the fence into compliance, the motion was seconded by Mike and the motion was approved.

At 1460 West Meadows the residents appealed the compliance letter to bring their shed into compliance. Adrian presented a motion to compel compliance, Janice seconded and the motion was approved.

At 1302 Titan Adrian presented a motion for the homeowners association to pay to bring the shed into compliance for up to \$1000.00 after the shed was mistakenly approved by the board in between members. Bryan and Mike agreed to help with labor. Mike seconded the motion and it was approved.

Enforcement: Mike reported there are currently 28 violations to include; trash cans, 1 fence, 1 trailer, 1 boat and 1 commercial vehicle, and that 5 of those had not complied.

Old Business:

Members discussed the cat problem in the neighborhood and it was reported by members that Animal Control suggested they be trapped in a live trap and be turned into the Humane Society. The committee decided they will not be developing a pet policy at this time.

New Business:

Bryan reported he has been speaking with West Salem High School about where not to allow their students and staff to park vehicles in the neighborhood. He reported West Salem High School agreed to send letters to students asking them not to park in the neighborhood.

Residents on Titan drive started a Neighborhood watch and neighborhood watch sign locations were presented. Stuart presented a motion to approve the sign placement, it was seconded by Mike and the motion was approved.

Residents discussed thefts in the neighborhood.

Janice reported the Welcoming committee got 8 packets out to new residents.

Open Forum:

Dave Simpson reported the website address is WMEHOA.ORG and requested to have photos of the board members on the website; the request was denied by Bryan and Kati.

The board also discussed the maintenance of Foreclosures lots and a resident reported she would like to petition the city for a kid-friendly play structure at West Salem High School.

The meeting was adjourned at 8:22pm.