

West Meadows Home Owners Association
Board Meeting September 9, 2009

The meeting was called to order by Steve Tweet.

Review of last meeting's minutes: Ralph moved and Janice seconded that they be approved as read, motion passed.

Treasurer's Report:

Checking	\$8,458.82
Reserve	\$16,730.05
Savings	\$1,115.86
Savings/Late Fees	<u>\$674.44</u>
	\$26,979.17

Total expenses year to date: \$28,710.19

Annie moved and Bruce seconded that the minutes be approved, motion passed.

Members' Forum:

- CC&R enforcement issues, complaints about lack of enforcement.
- Foreclosure homes: People in ownership need to keep up the property. Some discussion about the associations rights to enter property/hire people to clean it up. Could call the city and complain or the realty company.
- Long boarders and speeders in the neighborhood. Can call the non-emergency police numbers and turn them in. If enough people complain about speeding the city may install a sign that tracks how many speeders go by.

Election of officers:

Treasurer: Bruce moved and Ralph seconded to nominate Janice, motion was approved and she was elected.

Secretary: Janice moved and Bruce seconded to nominate Annie, motion was approved and she was elected.

President: Bruce moved and Annie seconded to nominate Ralph, motion was approved and he was elected.

The board approved to remove Steve Tweet as outgoing president and add Ralph Amador as incoming president to the signature card at West Coast Bank for the following accounts: Checking account No. xxxxx4047 and Reserve Account No. xxxxx4054

Committee Reports:

Architectural: Discussed the issue that builders may not want to build here. Discussed that the economy plays a big part in that and when things turn around, so will the builders.

Approved items: Porch cover, 6 fences and 3 new plans.

Enforcement Committee:

Brian will take over for Ralph on this committee. Discussion about hiring enforcers.

Carna will get some bids for us.

Old Business:

- Website: Dave Simpson is doing the website for us and he talked about him needing to know what we want on there so he can go forth. Business requirements and other elements that we desire to be a part of it. Janice gave him a CD with all our CC&R's and policies to have on there. Brian offered to sit down with Dave and come up with an estimated budget for next meeting.

New Business:

- Received emails regarding the Wyants completing the last phase. Steve suggested that we email the Wyants inquiring of their plans to complete.
- Assessment collection: Janice has 2 or 3 to turn over to collections
- Welcoming committee: Janice knows some people who would be willing to serve in this capacity, she will meet with them to discuss about what to give them in the way of information about our association.
- Unkempt homes/lots: Discussed whether our CC&R's allow us to go in and clean up an untidy home/lot. They state that if we give notice, we can enter a premises, but whether or not we can "correct" is another matter to look into
- Neighborhood watch was brought up as something we could do. We could contact the police and they would come in and set us up. This will go on the agenda for the next meeting.
- Neighborhood night out is something else that was brought up as being a neat idea for our neighborhood. Next meeting, we can discuss this too.

The meeting was adjourned.