

West Meadows Estates Homeowners Association
Annual Meeting June 2, 2010

The meeting was called to order by President Ralph Amador, a quorum was declared with people present and the proxies.

Proof of Notice: All homeowners received emails, letters or public signage.

Neighborhood watch presentation was given by Officer Mark Jantz. There is a link on the website of some information on Neighborhood Watch. Brief overview:

- Start with small groups of homes, grow and network
- % of victims are less in neighborhoods who have it
- Check out crimereports.com for information regarding incidents in your neighborhood

Questions: Officer Jantz addressed several questions including:

- Parking issues by West High: Most difficult during Football games, it is only legal to park on one side of Titan and use the overflow lot
- Speeding down Titan: Radar reader boards can be requested through the traffic department
- Neighborhood Watch signs: Homeowners buy them and put them where you want, they are affordable.

Minutes from the previous board meeting were read and approved.

Treasurer's Report:

- \$44,547.04 in checking, saving and reserve accounts
- \$17,794.11 in expenses to date
- \$5023.35 in accounts receivable

Moved and seconded to approve the report as submitted, so approved.

Architectural Committee:

- Bruce Hardy reported that 2 fences were approved. House color. All else is going well.

CC&R Standards Committee:

- Bryan Goodman reported that they mainly are dealing with minor issues like garbage cans, RV's.
- More complex issues involve T111 siding on sheds, building without approval/permit, canopy structures
- Ongoing issues: Vehicles for commercial use. A clarification of the policies have been made and are on the website
- There are a few overtly non-compliant issues which are being dealt with

Questions:

- Cats running amok: Give Bryan the addresses (can remind people on website)
- Weeds in yard: If they're 8 inches or higher then send to Bryan
- Shed on Flat Rock: We are following up with that. Don Wyant offered that the owner is a relative and is making progress on it
- Status on rock wall on Orchard Heights: Once houses are completed in the neighborhood then it needs to be completed.
- Landscaping on Islander and Titan: Needs to be taken up with the city, can be a liability.

Website:

Dave Simpson presented: The address is: wmehoa.org

- We have a lot of capabilities with this website
- All the policy documents are on there
- Capability of photo albums
- Capability of an electronic bulletin board for lost pets, news alerts etc
- Capability of setting up events like garage sales etc
- Can have several links on it

Welcoming Committee:

- Currently they are delivering bread to new neighbors along with information about the association
- If anyone knows of new homeowners, let Janice know
- In need of new volunteers.
- Would like to possibly have a block party this summer
- Contact Janice if you want to volunteer on this committee

Elections:

Up for election are 3 positions. Leaving the board are Bruce Hardy, Ralph Amador and Annie Dudley

Candidates:

Mike Eastlund, spoke on his behalf

Adrian Alvarado, spoke on his behalf

Peggy Bean, not present

Kati Boyce, sent a written statement, which was read by Stewart Rose

No nominations from the floor. Ballots were handed out.

Mike Eastlund, Adrian Alvarado and Kati Boyce are the new board members

New Business:

- Association Resolution for Revenue Ruling 70-604 Election – Excess Income Applied to the Following Year's Assessments. This resolution was voted on and made part of the minutes of the annual meeting on June 2, 2010.

Future issues/ Homeowners' forum:

- Carl Goodwin spoke about West Salem Homeowners' Association and suggested people join, you can contact him if you need more information.

With no further business, the meeting was adjourned.

The meeting of the new Board members had the following results:

- Election of new officers: Bryan Goodman/president; Kati Boyce/secretary; Janice Rose/treasurer; Mike Eastlund/Head of CC&R Standards Committee; Adrian Alvarado/Head of Architectural Committee
- The following people will be added as signers on the checking account: Bryan Goodman and Kati Boyce