

WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION BOARD MINUTES  
May 20, 2009

The meeting was called to order by President Steve Tweet

The previous meeting's minutes were approved as submitted.

Treasurer's Report:

Checking: \$25,395.07

Reserve: \$4,550.00

Total: \$29,945.07

Expenses: \$11,026.36

Open invoices: \$6,691.69

Treasurer's report was approved as submitted. Janice will set up an interest earning account for the reserve.

Members' Forum:

A homeowner brought up an issue with privacy off Doaks Ferry. Due to the CC&R preventing a fence being built behind the stone wall, their house is subject to lights from cars and noise. The drainage issue prevents him from planting a hedge that would block it. He asked for permission to build a 6 foot fence. Discussed possibility of raising the rock wall. It was decided to table the discussion until we could find out some pricing.

Committee Reports:

Architectural Committee: Received a couple of emails regarding noxious weeds and non-compliant fences, Stewart will address the issues.

Enforcement Committee: Stewart suggested that we supply some picture examples of correct and incorrect ways to solve enforcement issues to display on the website and/or bring to the general meeting. Ralph was absent from the meeting but submitted a report. What has been done:

1. Established a 4 person team
2. Ralph sectioned the neighborhood into 4 different sections
3. Ralph assigned the sections in accordance with proximity to residence, ensuring that no team member watches their own house
4. Set June 1 as the first day to begin enforcing the rules in accordance with recent mailers.

What needs to be done:

1. Meet with team members to go over guidelines and begin routine inspections in the neighborhood.

2. Beginning June 1, start inspecting assigned areas.
3. Begin the process of sending out notices as appropriate.

Ralph also reported that he received several emails regarding an overgrowth problem with a bank owned property. He will contact the city and/or title company to see who is responsible for getting it taken care of.

Old Business:

Nothing being done with the website, we will place it on the agenda for the annual meeting to see if any homeowner would like to take this area on.

New Business:

Meeting signage: The permanent signs have been ordered and Stewart will check out where we are allowed to post them permanently, based on City "Right of Ways"

Assessment Collections: Janice has 8 or so 2008 past due invoices that she needs to send to Carna for collections.

Welcoming Committee: This will go on the agenda for the annual meeting to see if there are interested persons.

Annual Meeting:

- Scheduled for Friday June 12 in the Santiam Room at Roths. Steve will draft a letter for Janice to email to remind people and we'll put a sign up.
- Nominations: Steve will contact the Olivas to see if they have received any nominees.
- Agenda: Elections; Treasurer's report; Introduce Board; Welcoming Committee; Website; Community Betterment Committee; New Business.

The meeting was adjourned.