

**West Meadows Estates Homeowner's Association
Board Meeting
March 22, 2012**

Location: 2856 Islander Avenue NW / Salem, OR 97304 (Rose Residence)

Board Members Present: Janice Rose, Mike Eastlund, Janet Powell & Adrian Alvarado

Board Members Absent: Kati Boyce

Meeting was called to order by President, Mike Eastlund at 7:20 p.m.

Minutes of the December 14, 2011 meeting were reviewed. Janice Rose moved to approve as written, seconded by Janet Powell, approved unanimously.

Committee Reports:

Treasurer Report: Janice Rose provided the treasurers report as follows: Janice also presented the various options for deposit of reserve funds.

West Coast Bank / Checking	\$ 15,645.58
West Coast Bank / Reserve	41,090.05
West Coast Bank / Savings (Professional Fees)	4,678.66
West Coast Bank / Savings (Late Fees)	<u>2,073.76</u>
 Total	 \$ 63,488.05
 Expenses To Date	 \$ 2,717.77
 Trial Balance Total	 \$ 60,770.28

Janice Rose made a motion to allow her to transfer reserve funds to the best available account. Seconded by Janet Powell, approved unanimously.

Architectural Committee:

Stewart Rose, ACC member provided the report:

The plans for two new structures were approved. One fence was approved and one auxiliary structure.

Stewart presented information on options to prevent the theft of letters from the sign.

Option one: Continue replacing letters

Option two: Install surveillance and alarm system

Option three: Replace existing metal letters with sand blasted letters

Stewart presented bid information on proposed lights and made a recommendation to replace exist lights with new LED lights.

Janet Powell made a motion to replace existing lights with LED lights and transformers as necessary and proceed with best bid for replacing letters with engraved granite. Mike Eastlund seconded the motion. Approved unanimously.

Standards Committee:

Janet Powell reported that only a few minor issues were identified and corrected. Compliance to the standards was good.

Janet requested, with spring approaching, that a copy of the landscape policy be emailed to all available addresses.

Old Business:

Max Powell made a presentation on the efforts with the city and school district to move buses away from Titan Drive NW and install traffic calming measures on Titan Drive NW.

Julie Castronovo made a presentation to the board on why she would not support a stop sign in front of her home at the intersection of Titan Drive NW and West Meadows Drive NW. She requested that the board research other alternatives.

Mike Eastlund thanked Max for his work and made a motion to continue efforts to achieve traffic calming on Titan Drive NW. Seconded by Janet Powell, approved unanimously.

New Business:

Mike introduced Amy Drennan as the new chairperson of the Welcome Committee.

Janice Rose advised the board that she learned from Kati Boyce that she was having work schedule conflicts which prevented attendance at some board meetings and discussed possibly leaving the board. Janice made a motion to the board that Amy Drennan be appointed as an alternate board member to replace Kati Boyce as necessary until the annual meeting. Seconded by Mike Eastlund, approved unanimously.

Open Forum:

Mike Eastlund made a motion to adjourn the meeting, seconded by Janet Powell, motion approved unanimously. Meeting was adjourned at 9:10 PM,

Submitted by Janice Rose, Treasurer