

MINUTES

Spring Meadow HOA Board Meeting

January 26th 2021

The Board of Directors meeting for the Spring Meadow Homeowners Association was called to order at 7:02pm on January 26th 2021 on a Zoom conference call. Board members present included Darrick Christensen, Tammy Quinn, Linda Howe, Connie Erickson, Craig Tress, Troy Bagnall, Bev Weaver, and Melinda Stephens. Five owners were present. Kurt Powell of Willamette Community Management was also present.

Minutes: The Board **ADOPTED** a motion by Connie to accept the minutes from November 17th 2020.

Financial Statements: The checking account has \$42,047.87. The savings account has \$55,580.82. The Reserve account has \$152,700. On December 18, 2020, funds were transferred in the amount of \$4,700 from the checking account to the Reserve Account.

Homeowners Forum: An owner would like to see the neighborhood allow more modern types of fencing and architectural designs in the community. He shared a potential design. The Board requested that the owner forward the design to WCM for review.

Steve Chronicle asked about what kinds of sheds are pre-approved. WCM will send him information on the shed rules for the community.

An owner noted that he has in the past had the association reject an ACC request for a metal RV cover. He would like to re-apply for this request. The Board encouraged the owner submit a request to the ACC.

Landscape Report: Nothing new to report at this time.

ACC Report: WCM reported that the shed at 2216 Cougar is in compliance with the automatic approval wording in the Shed Rules for the community if they paint the shed to match the home. The owner plans to paint it in the spring when the rains stop. The owner of a home on Bobcat is receiving a fine for not sending in an ACC request for a tarp RV cover on the property per the enforcement resolution.

Fence Washing: The Board requested an additional bid for washing the vinyl fence at Spring Meadow.

Website/Facebook: Nothing new to report.

Traffic/Safety Report: The Board reported on the concept of the goose crossing sign. Connie will look into the concept of putting the goose crossing sign adjacent to common areas with the City of Albany.

Roofing Material: The Board briefly discussed new materials for roofing and Darrick suggested the Board share opinions with each other on what materials shouldn't be approved for homes.

Vinyl Fence Post Replacement: The Board **ADOPTED** a motion to have Connie suggest a second contractor to WCM to give a bid for the vinyl fence post replacement.

Lien Filing Schedule: The Board **ADOPTED** a motion to increase the lien cost in the schedule of fees to \$190 from \$150.

Board Member Appointment: The Board **ADOPTED** a motion to appoint Craig Tress, Tammy Quinn, and Melinda Stephens to the Board of Directors for two year terms. The Board **ADOPTED** a motion to

appoint Connie Erickson as President and Linda Howe as Secretary/Treasurer. The Board **ADOPTED** a motion to remove Craig Tress from the bank account and appoint Connie Erickson to be a signer on the bank account.

The Board **ADOPTED** a motion to remove the current members on the ACC and appoint James Stephens, Eric Shilling, Troy Bagnall, Mason Holloway, and Connie Erickson to be on the ACC. Linda, Darrick Tammy, and Craig will continue to receive ACC emails.

The Board **ADOPTED** a motion to ask WCM to start gathering quotes for washing/painting mailboxes.

The Board **ADOPTED** a motion to: postpone irrigation system inspection for spring 2021.

The Board meeting adjourned at 8:42pm.

The next meeting is February 23rd 2021 at 7pm on Zoom.