

Date: November 19, 2014
Time: 7:00 p.m.
Place: YMCA

Board members in attendance: Darrick Christensen, Jeffery Evans, Linda Howe, Roger Smith, Craig Tress and Brian Ashdown.

Absent board member: Tammy Quinn
Sterling employee in attendance: Kris Wuerst

President Darrick called the meeting to order.
Minutes of the October meeting were read and approved.

Treasurers report:	Operating account	\$26,445.40
	Reserve account	<u>\$148,680.20</u>
	TOTAL	\$175,125.60

The order of the Agenda was discussed and approved for the future to be:

- Call to Order Regular Session
- Reading and approval of minutes
- Reading and approval of financial report
- Homeowners' Forum (3 minutes per person)
- Landscape Report
- ACC Report
- Website/Facebook Report
- Traffic and Safety Report
- Unfinished Business
- New Business
- Announcements
- Executive Session
- Adjournment

The Board is missing minutes of meetings composed when Troy Bagnall was secretary so we will be contacting him to obtain them.

Jeffery requested Kris to send him a breakdown of items listed under professional fees.

Kris stated he had contacted the Albany Water Department regarding the high water bills. The Water Department stated the meters had not been read but had been estimated. They have agreed to issue a credit of \$184.58. The board has requested to have a board member present when the water is turned back on. We will advise homeowners on the website to check their individual water usage.

The Board reviewed the updated Stutzman contract proposal. After discussion it was decided to table it for now and instructed Sterling to obtain 3 bids for our future landscaping needs.

F and W Fence Company, Inc. has submitted a revised estimate to repair the white vinyl fence in the amount of \$2,356.72. Kris is to let the board know when work will begin.

Kris reported he had researched interest rates for the Reserve Account and found Umpqua Bank would only pay .03 percent. The account is currently earning more so there will be no change.

Landscaping Report: Re-stating Kris was instructed to obtain 3 bids covering the HOA needs for landscaping maintenance and possibly re-landscaping the Barky Knoll.

Architectural Compliance Committee Report:

2001 Bobcat Ave – Ted Trader submitted the required Modification Request Form with a letter of intention and drawings. His request was approved with the stipulation he must contact and receive approval by the City and notify the board when he has received city approval. He has 90 days to bring the structure into compliance with the ACC requirements. Kris was instructed to notify complainants of the Board's action. All letters are to be sent to the board for approval before mailing them.

No new requests.

Website/Facebook: Jeffery reported there are still 4 forms that need to be added to the website. They need to be in WordPress and a plug-in is needed to upload them. Jeffery needs to revise the forms and was instructed to seek board approval when the forms are complete. The Rules and Regulations will be posted when finally approved. A Waiver from winners of yard decorating/maintenance will be obtained before posting their information on the web and/or placing signs on their lawns.

Jeffery will be the administrator of the website and Roger will be backup. Board members will have access for adding content.

Unfinished business: None.

New business: The budget for 2015 was discussed. The HOA is possibly going to pay for some sidewalk repair, securing bids for replacing the white vinyl fence and re-landscaping the barky knoll area. After a prolonged discussion it was moved and seconded to have the dues remain at \$100 per year. Motion passed with a vote of 3 yes, 2 no and 1 abstention.

The next meeting date is set for Tuesday, January 20, 2015.

Executive session was held.

Meeting was adjourned.

Respectfully submitted,
Linda A Howe, Secretary