

Date: October 29, 2014

Time: 7:00 p.m.

Place: YMCA

Board members in attendance: Darrick Christensen, Linda Howe, Brian Ashdown and Tammy Quinn.

Absent members: Craig Tress, Jeffery Evans and Roger Smith

Sterling employee in attendance: Kris Wuerst

President Darrick called the meeting to order.

Minutes of the September meeting were read and approved.

Treasurer's report:	Operating account	\$28,679.52*
	Reserve account	<u>148,673.88</u>
	TOTAL	\$177,353.40

*Future operating account balances will be funds actually remaining, not the balance shown on bank statements that do not reflect all outstanding checks.

Darrick met with Sterling and reported that Sterling will be preparing the agenda for each of our board meetings. Board members are to contact Sterling a week in advance, if possible, with any items they wish to have included for discussion.

Sterling is to contact the Albany Water Department and have them investigate both sides of the meters to check for leaks, possibly issuing a credit for past charges. The irrigation system has now been winterized by Stutzman. Sterling is to have a report for the board at the next meeting. Kris, from Sterling, presented the board with 3 bids for repairing the fence: Jimco Fence for \$1,022.23; F and W Fence Co., Inc. for \$1,992.54; and Outdoor Fence for \$2,253.00. After discussion it was moved, seconded and passed unanimously to award the job to F and W Fence Co., Inc. requesting them to repair/replace a few additional boards that will add cost to their bid. The work is to be done as soon as possible. Kris is to report to the board by October 30th when the job is to be completed.

Kris presented a bill to the board from Wildwood SEO for the final payment of \$900. It was decided not to send payment until the website was complete. The modification form and complaint form still need to be added to the website. Darrick will contact Jeffery to see what we need to do to accomplish this and will report his findings to the board.

Documents (Schedule of Fines and Resolutions) will be e-mailed to board members from Sterling. Board members are to read them and be ready at the next meeting to vote on them. ACC Report: 1917 Salmon Run, Frank West – Sterling has received the official request and blueprints to add on to their property. Approval was given by 3 members.

2001 Bobcat, Ted and Ruby Traylor were sent a letter by certified mail to submit a request for their carport/pergola that has already been built. There has been no response. The board has directed that a letter be sent requesting the modification form be submitted along with city permit approval or removal of the building. If no response is received within 30 days from the date of the letter, a fine of \$100 per month will be levied. If the fine accumulates to \$1,000 a lien will be placed on the property. Letter is to be approved by board before mailing.

1574 Salmon Run SW, Kulwinder Singh submitted a request and blueprints for the patio he built. Approval was given by 3 members. In his letter of approval, he will be requested to submit modification requests in the future before any work is done. Letter is to be approved by board before mailing.

Sterling has indicated they know of interest bearing money market accounts that are FDIC insured with no fees and complete liquidity to transfer the Reserve Account. The account would remain in complete control of the board and only accessible by designated board members. Kris was asked to present complete details at the next board meeting.

Kris submitted an estimate of \$350 prepared by Stutzman for the cost of removing approximately 19 dead bushes in the Barky Knoll area as well as the other common areas. Darrick and Brian will meet and see how difficult it is to remove them and make a determination if they will do the work or have Stutzman do it.

Darrick also directed Kris to request a new bid from Stutzman that would include annual maintenance of 3 walkways.

Kris was asked to send letters to 1982 Kodiak and 1590 Cougar Ct regarding the condition of their side yards.

Jeffery Evans will be posting the yard of the month to the website.

The next meeting is scheduled for Wednesday, November 19, 2014 at the YMCA.
Respectfully submitted,

Linda A. Howe, Secretary