

MINUTES OF THE SPRING MEADOW HOMEOWNERS ASSOCIATION
BOARD MEETING OF AUGUST 20, 2015

Date: August 20, 2015

Time: 7:00 p.m.

Place: Ciddici's Pizza

Board Members in Attendance: Darrick Christensen, Jeffery Evans, Linda Howe, Craig Tress, Brian Ashdown, Troy Bagnall, Connie Erickson and Bev Weaver.

Absent: Tammy Quinn

Board Member, Roger Smith submitted his resignation via e-mail to the Board.

Willamette Community Management: Kurt Powell

Sterling Management: Kris Wuerst

Meeting was called to order by President Darrick.

Minutes were read and approved.

Financial report: As of July 31, 2015

Operating Fund	\$ 10,159.04
Reserve Account	<u>\$183,884.24</u>
Total	\$194,043.28

Homeowners Kevin and Debbie Kreitman, 4105 Moose Run SW, had submitted a request regarding fencing. After discussion with the Board/ACC and the homeowners and after reviewing the Property Fencing Rules, it was determined ".....The ACC will not regulate fences between any lot and the city or county park areas."

Landscape Report:

Darrick reported the vinyl fence has been power washed and the job is complete. He directed Kris from Sterling to pay the bill of \$750 (previously approved by the board) to Oak Creek Boy Scouts Troop #355.

The Barky Knoll was discussed. Jeffery is going to contact LBCC to see if there would be interest in designing a new landscape plan. Ideas for the area would be possibly installing a cement fence or wall that would make it more useable for homeowners. The area must be CPTED compliant, have low water requirements, low maintenance, lighting, possibly using artificial turf, being careful not to obstruct the access to the area. Jeffery will report to the Board at the next meeting.

Jeffery will post on Facebook/Website seeking volunteers to form a committee to help develop this. A possible Chair for this committee is Troy and/or Eric Schilling. A report is to be given at the next board meeting of committee member names and a chairman.

Brian reported he will contact 4 or 5 fence companies regarding replacing the vinyl fence. He will look into available designs and maintenance of each and what the cost would be for each. This information is needed to determine the dollar amount needed in the future for this project and to assist the Board in establishing the budget for 2016.

ACC REPORT:

Modification requests had been received from the following:

Tammy Woodward: 2105 Cougar – paint house – approved;
Steve Hattori: 5247 Falcon – new door – approved;
Shawn Alley: 2225 Bobcat – paint house, trim and door – approved;
William J. Barnes: 1702 Cougar Ave SW – tree removal – approved;
Douglas A. Hardy: 4702 Chinook, paint house – approved;
Geen Gilhoulie-Greer: 5201 Mallard Circle – leaning fence. Several letters have been written. Darrick will visit the homeowner and see what can be done.

The question was asked about installing solar panels. That information is to be sent to Jeffery to post on our website.

Facebook/Website:

Jeffery reported there are now 122 members on Facebook and 5 pending approval.

Connie brought up the issue of foreclosed properties. She suggested the board present a "Trespass Letter of Consent" used by the Albany Police Department which allows police officers to act as the homeowner's agent and representative for the purpose of enforcing criminal trespass. Kris was asked to send Connie a list of properties that are in foreclosure.

Jeffery was asked to add Sandi at Smith and Company to the website for homeowners to contact regarding any financial questions/problems.

He was also asked to put the information on the website for Willamette Community Management, Kurt Powell, for all other issues.

Traffic and Safety:

Darrick noted there were new trees planted in the median on 53rd east of the bridge.

Connie reported the APD was conducting "traffic calming" on 53rd to remind speeders of the posted speed limits. Darrick asked Jeffery to post this on the website.

Old business:

The Contract between Smith and Company and Spring Meadow was reviewed and discussed. It was moved and seconded to approve the contract. Motion passed unanimously. Contract becomes effective September 1 2015.

The Service Agreement between Willamette Community Management and Spring Meadow was review and discussed. It was moved and seconded to approve the contract. Motion passed unanimously. Contract becomes effective September 1, 2015.

Discussion followed regarding securing a post office box for mail to the Spring Meadow Homeowners Association. It was moved and seconded to rent a 3" x 5.5" box on a continuing basis to be paid on 6 month intervals. Motion passed unanimously.

Discussion was held regarding the appropriate amount to set up for Smith and Company to pay bills. It was moved and seconded that amount would be \$10,000. Linda will complete that transfer of funds.

New business:

Election of officers was held. It was moved and seconded to elect the following: New officers are: President, Darrick Christensen; Vice President, Jeffery Evans; Secretary-Treasurer; Linda Howe. Seven members voted approval and 1 member abstained.

The next meeting will be Tuesday, September 15, 2015, 7:00 p.m. Location TBD.

Meeting was adjourned.

Executive Meeting followed.

Respectfully submitted,

Linda A. Howe
Secretary/Treasurer