

MINUTES

Spring Meadow HOA Board Meeting

September 15th 2015

The Board Meeting of the Spring Meadow Homeowners Association was convened at Ciddicis Pizza at 859 Belmont Ave SW, Albany, OR 97321 at 7:01pm by President Darrick Christensen. Board members Darrick Christensen, Linda Howe, Jeffery Evans, Troy Bagdall, Craig Tress, Tammy Quinn, Connie Erickson, and Bev Weaver were present. Kurt Powell, Willamette Community Management, was also present. Eric Shilling, owner, was also present.

The Board **ADOPTED** the minutes from August 20th 2015 with a motion made by Craig.

Financial Report: The operating account's balance is roughly \$5000. The reserve account balance is roughly \$173,000. The Board opened up an account at Umpqua for Smith and Company to use. The Board **ACCEPTED** the financial report.

Homeowners forum: Nothing to report.

Landscape Report: (Barky knoll) The landscape committee is getting pricing for the vinyl fence replacement that's maintained by The HOA for the purposes of estimating the Reserve account.

Jeffery reported on the landscaping program at Linn Benton Community College with the purpose of finding if they can get the barky knoll project re-design completed by a student at little to no cost. The purpose of the project is to find a benefit for owners in usability and attraction.

The Board **ADOPTED** a motion by Troy to appoint Eric Shilling, Bev Weaver, and Troy Bagdall to a committee to determine the desires/goals/features of the barky knoll and to give spending authorization to the committee of up to \$2500 to have the project designed. On the facebook and sharepoint site, the Board will seek owner input on this project as well. The notice will state that interested owners should come to the next Board meeting to be appointed.

The Board requested that WCM look into the requirements for committees to take minutes.

The Board expressed displeasure in the cost of watering the common areas of the HOA and a desire to see a new design for the barky knoll area.

ACC Report: A new painting complaint came through that the committee will review in the coming month.

The ACC **APPROVED** the paint request for 4834 Caribou and the paint request for 2103 Marten Ave. WCM will communicate the approvals to the two owners.

The Board **ADOPTED** a motion made by Darrick to remove all current members of the ACC and appoint Eric Shilling, Craig Tress, and Tammy Quinn. Two of the 5 positions are vacant at this time.

Website/Facebook Report: The membership on Facebook is down to 115. There are a few new members pending.

The website update is almost complete. Jeffery discussed new Spring Meadow email addresses for the Board members to use for Board correspondence.

The Board requested WCM to send out test emails to the new addresses. Board members must respond back if they would like WCM to use those emails on a regular basis.

Traffic and Safety Report: Nothing to report.

Lien Settlement to 1589 Marten: WCM reported that 1589 Marten has been foreclosed. The previous owner still owes the past due balance and the new owner (Fannie Mae) is not obligated to pay the past due balance.

Website payment: The Board authorized reimbursement to Linda Howe for minor expenses related to the HOA including a payment for the website.

At the next meeting, the Board will discuss a collection resolution and other pertinent information for delinquent accounts.

Letter to Sterling Management on handoff: The handoff is complete and WCM now has the necessary records to get Spring Meadow off the ground.

Darrick sent to Vial Fotheringham a copy of the contract between Sterling and Spring Meadow to review regarding payment for November and December's management fees.

Audit information: Linda will write a request to Schwindt to find out the status of the audit.

Updating the Bylaws/Covenants: The Board briefly expressed interest in getting the covenants amended for the phases in Spring Meadow.

New Business:

Projected Newsletter to be mailed: WCM presented a draft of the newsletter to go out to owners. The Board president will give a final sign off on the content after WCM makes the appropriate changes.

The Board **ADOPTED** a motion made by Jeffery to approve the bills presented by Linda.

The Board will be meeting on the 4th Tuesday of each month. The next meeting is October 27th 2015 at the Breakfast room at the Phoenix Inn.

WCM asked information regarding finding 10 year old copies of a document called the ACC Bylaws. The Board requested that WCM send this information to them electronically.

WCM confirmed the process of understanding violations in the community and the process to correct them.

The Board meeting adjourned at 8:45pm.