

MINUTES

Spring Meadow HOA Board Meeting

November 24th 2015

The Board Meeting of the Spring Meadow Homeowners Association was convened at the Ashdown Foot Clinic in Albany, OR 97322 at 7:01pm by President Darrick Christensen. Board members Darrick Christensen, Linda Howe, Craig Tress, Bev Weaver, and Brian Ashdown were present. No owners were present. Kurt Powell, Willamette Community Management, was also present.

The Board **ADOPTED** the minutes from October 27th 2015 with a motion by Craig.

Financial Report: As of Sept 30th, there is \$5244.94 in the account. The key bank reserve savings account currently has \$173,898.43. The December management payment will not be made to Sterling Management.

Homeowners Forum: Nothing to report.

Landscape Report - Barky Knoll: The Board reviewed the information presented by WCM concerning portions of the Barky Knoll being owned by the City of Albany and reviewed the plan presented for the Barky Knoll as created by the Barky Knoll committee. The Board had the following thoughts to give to the committee:

- *Drainage concerns on the back of the slope should be considered.
- *The HOA should be able to turn off irrigation water in the summer.
- *The committee should consider concrete pad/rubber options for a pathway.
- *The committee should consider the potential for rock in the area.
- *Drought Resistant plants should be considered.
- *Grading the area is not an option due to ownership belonging to the City of Albany.

ACC Report: Nothing to report.

Website Report: The Board **APPROVED** a motion made by Darrick to have WCM get administrative rights on the website. The Board requested that WCM get a copy of the contract with Wildwood.

Traffic and Safety: Linda noted she saw a person speeding in the community and shared the concern with the Board.

Collections Resolution: The Board **ADOPTED** a collections resolution and a fee schedule as drafted by WCM with a motion made by Darrick. The Board requested that in January 2016, Smith and Co re-calculate assessments for significantly delinquent owners by removing late charges and recalculating interest charges and re-send account statements.

2016 Budget: The Board **ADOPTED** a motion made by Brian to accept the 2016 budget as drafted by WCM.

Prior to Jan 3rd, Smith and Company will mail out the 2016 budget, the financial summary for 2015, the assessment statements, the results of the holiday contest, the adopted fee schedule, and the adopted collections resolution to all owners in Spring Meadow.

Holiday lighting/decorating contest: The Board **APPROVED** a motion made by Darrick to add to the website that the Board will judge homes on December 18th. Owners will be given notice on the following Monday that they won and signs will be placed in the appropriate yards. Judging will be based on lighting and holiday decorations.

The next meeting of the Board of Directors is scheduled for January 26th 2015 at a location TBA.

The Board meeting adjourned at 8:45pm.