

MINUTES

Spring Meadow HOA Board Meeting

March 22nd 2016

The Board Meeting of the Spring Meadow Homeowners Association was convened at the Albany Foot Clinic in Albany, OR 97321 at 7:02pm by President Darrick Christensen. Board members Darrick Christiansen, Linda Howe, Craig Tress, Connie Erickson, Bev Weaver, Brian Ashdown, and Tammy Quinn were present. Kurt Powell, Willamette Community Management, was also present.

Minutes: The Board **ADOPTED** a motion by Linda to approve the minutes as drafted for February 23rd 2016. The Board requested that WCM send the initial draft copy of the minutes to the entire Board rather than just the President and Secretary.

Financial Report: The operations account currently has \$40,639.57. The reserve key bank savings account currently has \$170,126.79. 39 owners still owe assessments. There are 9 owners that currently owe the late fees. The Board **ACCEPTED** the treasurer's report from Linda Howe.

WCM gave a report on the replacement cost of the vinyl fence currently installed at the association as given verbally by F&W Fence and Outdoor Fence. The estimated cost to remove and replace the estimated 1,423 linear fence of 6 foot lattice and vinyl fence with a similar product was around \$68,300. The Board requested that WCM research other fencing options to consider with the idea of replacing the currently installed white vinyl fencing with something else that may look more appealing.

The Board discussed the balance in the bank account that has in the past been referred to as the "reserve" account. The Board discussed defining the account instead as a "savings" account. The Board requested that WCM make a recommendation regarding creating a reserve study for Spring meadow HOA.

Homeowners Forum: Nothing to report.

Landscape Report - Barky Knoll: Eric Shilling will get landscapers contacted to get the Barky Knoll plan created. The bids came in for the asphalt for the Barky Knoll. Darrick requested that this information be presented to the membership at the annual meeting.

One of the lights are out on the sign at Spring Meadow. Darrick requested that WCM change the light bulb on the sign.

ACC Report: Nothing to report at this time. WCM sent to the ACC a draft guidelines document to review and submit changes to.

Insurance Renewal: Linda Howe gave the information for the insurance renewal to the Board. The Board requested that WCM acquire quotes for the insurance premium from other companies for the Board to review and finalize the decision over email prior to the April 14th due date.

Traffic and Safety: WCM has made the request to the City of Albany to have the curb painted in front of a mailbox and at the intersection of a few streets per the Board's request at the February meeting.

Unfinished Business:

Backflow Testing: WCM presented the quotes from three different companies if they were to test all of the backflow devices in Spring Meadow at once. The Board requested that WCM ask three vendors if they would be willing to provide a coupon to owners to decrease backflow costs.

Discussion of Resolution Summary: The Board discussed additions to the draft resolution summary but did not approve the document at this meeting.

Sidewalk Panel Repair: WCM reported that they received one quote for a sidewalk panel replacement but will review it again after the City of Albany gives its requirements for the panel with the health of the adjacent tree in mind.

The next meeting of the Board of Directors is scheduled for April 26th 2016 at 7pm at the Albany Foot Clinic in Albany OR.

The annual meeting of the Spring Meadow HOA is scheduled for July 26 2016 at 7pm at Linn Benton Community College at the Fireside Room.

The Board meeting adjourned at 8:55pm.

DRAFT