

MINUTES

Spring Meadow HOA Board Meeting

April 26th 2016

The Board Meeting of the Spring Meadow Homeowners Association was convened at the Albany Foot Clinic in Albany, OR 97321 at 7:04pm by President Darrick Christensen. Board members Linda Howe, Darrick Christensen, Brian Ashdown, Connie Erickson, and Bev Weaver were present. Kurt Powell, Willamette Community Management, was also present. No owners were present.

Minutes: The Board **ADOPTED** a motion by Connie to approve the minutes as drafted for March 22nd 2016.

Financial Report: The operations account currently has \$ 39,445.22. The key bank savings account currently has \$170,134.00. Linda reported that there are 21 people with unpaid assessments and fines. 13 owners only owe the fines. The Board **ACCEPTED** the treasurer's report from Linda Howe.

The Board **APPROVED** a motion to have WCM send to Smith and Company the 90 day form letter with wording according to the collection resolution adopted by the Board. This 90 day letter will be sent to those delinquent owners following May 15th via certified mail.

Homeowners Forum: Nothing to report.

Landscape Report - Barky Knoll: Eric Shilling met with a few landscapers. He was having a hard time finding a company willing to give bids on the landscape design project. American Landscape will be submitting a bid and Stutzman Services will submit a bid. WCM will provide the committee with additional vendor names to give bids.

The Board **ADOPTED** the motion by Linda to accept the landscape quote to repair the irrigation system by Stutzman Services.

ACC Report: Last month, there was one request to the committee to paint a home.

Website/Facebook Report: Nothing new to report.

Traffic and Safety: Nothing new to report. Darrick noted that some of the mailboxes are in need of cleaning.

Unfinished Business

Backflow Testing: The Board requested that WCM contact vendors to give a discount coupon to owners in Spring Meadow should they contact the backflow company for service.

Newsletters to owners: The Board **ADOPTED** a motion by Darrick to have the following newsletters for Spring Meadow.

- January (backflow coupons, budget, assessments)
- June (Resolutions, backflow coupons, annual meeting, garage sale, financial statement)
- October (backflow coupons, contest announcements).

The Board **ADOPTED** a motion to accept the backflow coupons to be included in the June mailing.

Progress on Securing new Meeting Notification Sign: Brian Ashdown researched sign options for Spring Meadow HOA from Van Dyke's signs. Brian will get additional quotes for signs. Brian will also replace the "pick up after your dog" signs with new dog signs on 53rd.

Discussion of Resolution Summary: The Board **ADOPTED** a motion by Brian to accept the general resolution as amended. Linda Howe, Darrick Christensen, Brian Ashdown, and Connie Erickson voted in favor. Bev Weaver abstained.

Insurance Renewal: The Board **ADOPTED** a motion by Linda to ask Barker Uerlings to get information to the Board on what the \$10,000 covers in the insurance policy. The Board **ADOPTED** a motion made by Brian to renew the insurance for Spring Meadow with the policy presented by Barker Uerlings.

Enforcement: The Board **ADOPTED** a motion by Darrick to approve the list of violations made by WCM and move forward with the first and second notices as noted in the enforcement resolution.

Reserve Study: The Board **ADOPTED** a motion to allow Connie Erickson to seek alternate bids for a reserve study for Spring Meadow. If the bids are not less than \$200, then the Board **ADOPTED** a motion to hire WCM to perform a reserve study for Spring Meadow at a cost not to exceed \$200.

Annual Meeting Notification: The Board began discussion on annual meeting notices to owners.

Owner Complaint: The Board reviewed an owner complaint regarding their neighbor's use of a tent in a backyard to allow people to live in the tent. The Board **ADOPTED** a motion to forward the City of Albany's rules regarding camping to the owner and to ask them to contact the Board if they do not get a satisfactory response or if the City of Albany's rules do not cover this particular incident.

The next meeting of the Board of Directors is scheduled for May 24th 2016 at 7pm at the Mormon Church in Albany Oregon.

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 8:59pm.