

MINUTES

Spring Meadow HOA Board Meeting

May 24th 2016

The Board Meeting of the Spring Meadow Homeowners Association was convened at the Church of Jesus Christ of Latter-Day Saints on 28th St in Albany, OR 97321 at 7:04pm by President Darrick Christensen. Board members Connie Erickson, Linda Howe, Darrick Christensen, Bev Weaver, and Tammy Quinn 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 April 26th 2016.

Financial Report: The operations account currently has 38,568.79. The key bank savings account currently has \$170,140.97. The Board **ACCEPTED** the treasurer's report from Linda Howe.

Homeowners Forum: Nothing to report.

Landscape Report - Barky Knoll: Bev Weaver met with Rainsweet Landscape and asked for their proposal to be in to the Board by June 28th. Eric is still waiting to hear from B Johnson Turf and Homegrown Gardens.

ACC Report: Nothing to report. WCM will follow up with the committee to get their approval of guidelines presented by WCM for the June meeting.

Website/Facebook Report: The Board **ADOPTED** a motion by Darrick to remove Jeffery Evans from the administrative rights from Facebook and the administrative rights for the website for Spring Meadow. WCM updated the website with contact information for the association and added minutes to the website. The Board **ADOPTED** a motion to have WCM send passwords to the website and Facebook to Board members. The Board requested that announcements be added to the website on Facebook regarding the annual garage sale on July 9th, the annual meeting information, and information regarding high speed cars in the neighborhood. The Board requested that the link to the Brookfield/Spring Meadow Facebook page be added to the website and the Spring Meadow Facebook page.

Traffic and Safety: The mailbox areas have been marked for painting but haven't been finished. Joe Passenant, a supervisor at the post office for the City of Albany gave authorization for the Board of Directors to have the mailboxes in Spring Meadow repainted with the same color on the mailbox.

Board members present discussed running of stop signs and high speed drivers in the neighborhood. Darrick asked if Connie could speak to the City of Albany Police Dept to see what information owners could give the police department if they notice people consistently speeding or running stop signs in the neighborhood.

Unfinished Business

Backflow Testing: WCM contacted 5 companies and asked if they would offer a coupon to owners in Spring Meadow.

Progress on Securing new Meeting Notification Sign: Brian Ashdown has not yet purchased a sign. Darrick will follow up with him.

Discussion of Resolution Summary: The Board **ADOPTED** a motion by Darrick to have WCM re-draft the portion of the enforcement resolution regarding the exterior maintenance of homes in Spring Meadow based off of a written opinion from Vial Fotheringham LLP.

Progress Report on sidewalk repairs on 53rd: The City of Albany has agreed to replace the sidewalk panel on 53rd and replace the red leaf maples on 53rd. The sidewalk panel has been spray painted with white on the edge that was raised up.

Insurance Renewal: WCM reported to the Board what the \$10,000 coverage amount for the insurance policy covers based off input from the insurance agent.

Collections: The Board **ADOPTED** a motion to remove late fees and/or interest on 3 specific owner accounts based on circumstances given at the meeting and to write off a balance owing on one property that completed a foreclosure process.

Reserve Study bids: Nothing new to report at this time.

Board Member Resignation: The Board **ADOPTED** a motion by Linda to accept the resignation of Jeffery Evans from the Board of Directors.

Annual Meeting Notification: The Board **ADOPTED** a motion to accept the wording of the annual meeting letter as drafted by Darrick and amended by the Board.

June 1st mailing: The Board **ADOPTED** a motion to send a June mailing which will include the 2016 budget, the income and expense report and balance sheet from 2015, a garage sale reminder flyer ½ sheet, any responses regarding backflow testing, a self addressed stamped envelope, a letter from the President, the notice of the annual meeting, and the suggested proxy form.

The Board **ADOPTED** a motion to send out a postcard mailing on June 25th and July 5th reminding owners to send in proxies for the annual meeting if they are unable to attend.

CD Rates: The Board chose to wait on investing in a certificate of deposit until after the reserve study is complete.

The next meeting of the Board of Directors is scheduled for June 16th 2016 at 7pm at a location TBA.

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 8:19pm.