

MINUTES

Spring Meadow HOA Annual Meeting

July 26th 2016

The Annual Meeting of the Spring Meadow Homeowners Association was convened at Linn Benton Community College in the Fireside Room by President Darrick Christensen at 7:01pm. Kurt Powell and Kathryn Powell, Willamette Community Management, were present. There were 130 owners present in person or by proxy.

Quorum: Linda Howe confirmed that there were 130 owners present in person or by proxy, or a quorum was present. Board members Brian Ashdown, Troy Bagnall, Darrick Christensen, Connie Erickson, Linda Howe, Tammy Quinn, Craig Tress, Bev Weaver,

Minutes: The membership **ADOPTED** a motion by Linda to approve the minutes for membership meeting on July 21st 2015.

Budget/Assessment Review: Darrick Christensen reviewed the budget and assessment for 2016 and answered questions related to the budget.

President Report: Darrick Christensen gave a full report on the past year of the association, committee work, and the board accomplishments during the past year. A copy of the presentation is available upon request by email to wcm@willamettecm.com.

Elections: The membership present **NOMINATED** the following owners to serve on the Board: Brian Ashdown, Tammy Quinn, Craig Tress, and Steven Haney for 2 year terms, and Darrick Christensen, Linda Howe, Troy Bagnall, Connie Erickson, and Bev Weaver for 2 year positions with one year remaining. The membership **APPOINTED** the slate of nominees with a motion by Linda. Jeffery Evans abstained from the vote. The remaining members approved the motion.

Owner comments during the meeting:

- *Owner noted people tend to use Kodiak street as a cut through the neighborhood and drive quickly. [The Board encouraged those present to contact the police if they notice owners driving unsafely or over the speed limit in the area.]
- *Owner asked about fining owners for breach of City/County/State Law while in the HOA. [The Board asked WCM to follow up on this idea and report to the Board at a future meeting.]
- *Owner noted that the painting of curbs in front of mailboxes has caused additional unwanted cars to park in front of her home.
- *Owner asked to re-write the covenants to more clearly define rules and expectations for owners.
- *Owner requested that the HOA create a conflict resolution program. Connie Erickson shared her knowledge of the neighbor to neighbor mediation offered by the County that is of no cost to anyone and could be utilized by owners in Spring Meadow.
- *Owner brought up the idea that a sustaining garden class or a 4H program at OSU may be able to contribute to the design or implementation of the barky knoll project on common area tract B. [WCM will forward information to the Board on this topic.]
- *Owner asked if the Board could notify the City of Albany on problem sidewalks that are raised up in the neighborhood. [The Board will discuss this at a future meeting.]

*Owner asked if the HOA is liable for recommending a landscape/backflow testing company that ends up damaging landscaping/personal property during the course of their work. The Board asked WCM to look into this for a future meeting.

*Owner asked if solar panels are allowed in Spring Meadow. [Solar panels are in fact allowed subject to the ACC review.]

*Owner said they would like to maintain reserves at a well funded level.

*Owner noted that "midnight marauders" were trimming branches overhanging sidewalks but not trimming trees correctly. The owner offered to train owners on how to properly trim trees for the health of the tree.

*Owner commented on the "sunset clause" within each phase of covenants that allows a majority of owners within a phase of Spring Meadows to discontinue the association. The membership discussed the pros and cons of this action.

*Owner shared comments and concerns on the Board authorizing sample proxies to be sent to the membership. The owner disagreed with the opinion presented by the Spring Meadow HOA's attorney.

The meeting adjourned at 8:27pm.

DRAFT