

# MINUTES

## Spring Meadow HOA Board Meeting

### August 23rd 2016

Darrick Christensen called the August Board meeting to order on August 23<sup>rd</sup> 2016 at 7:01pm. Board members Linda Howe, Steven Haney, Connie Erickson, Troy Bagnall, Craig Tress, Brian Ashdown, Darrick Christensen, and Bev Weaver were present. Owner Jim Alley was present. Kurt Powell of Willamette Community Management was also present.

**Minutes Review:** The Board reviewed the minutes from the Annual meeting.

The Board **ADOPTED** a motion by Connie to approve the minutes from June 16<sup>th</sup> 2016 and July 26<sup>th</sup> 2016.

The Board asked WCM to review the Solar Panel Guidelines previously adopted by the Board.

**Financial Report:** Linda Howe gave the financial report for the Association. The checking account currently has \$XX778.22. Savings has \$170,162.35. On the attorney fees, the association paid \$280 recently on review of the proxy issue and \$516 on an ACC interpreting issue.

**Homeowners Forum:** Owner Jeff noted that he would like to hear more information on the Barky Knoll project.

**Barky Knoll:** Troy Bagnall contacted Andrea at the 4-H to get information on having someone from the 4-H club work on the Barky Knoll. He will make additional efforts to contact the 4-H club. Bev Weaver suggested that the dead shrubs be removed on the barky knoll while the Board and committee discuss options on this area. Darrick offered to have the Boy Scout troop dig out the shrubs and put them in a dumpster on site rented from Republic Services. The Board **ADOPTED** a motion by Linda to move forward with Darrick's suggestion.

Jeff expressed displeasure in the idea of paving over the access road on this area or installing a bench in this area.

**Enforcement of Owner Yards in Spring Meadow:** The Board discussed the current enforcement procedures. The Board **ADOPTED** a motion by Darrick to give WCM authority to send first violation notices to those owners who have weeds in their shrub beds or front or side yards, who have yards in need of mowing, or who need to clean up the landscaping on the front or side yards of the home.

The Board requested that WCM re-send first, second, and third notices to the Board. The Board asked WCM to contact owners with friendly notices if the branches from trees adjacent to the sidewalk are hanging down into the sidewalk in an egregious manner.

Darrick noted there is a sprinkler broken on the north side of 53<sup>rd</sup>. WCM will contact Stutzman to have them fix this issue.

**ACC Report:** ACC approved one paint request and a paint request recently.

**Website/Facebook Report:** There is a homeless camp being setup to the east of Martin Ave and Salmon Run. The Board asked WCM to notify the ownership of the camp via the website and Facebook page and to notify the City of Albany police department if they see anything suspicious. The Board asked WCM to post results of the annual meeting to thank owners for their proxies and share a link to the minutes.

The Board **ADOPTED** a motion to send out a communication to owners on the first week of October. Content will include information on owners to have curbs painted yellow, the recently adopted resolutions and guidelines, requesting owners to clean up after dogs, and the annual meeting results.

**Traffic and Safety Report:** The mailout notification cards from owners reviewing traffic in the neighborhood will now include talking on a cellphone and running stop lights.

**Unfinished Business:**

**Progress on securing new meeting notification sign:** Brian will follow up with this topic and get the new sign.

**Progress report on sidewalk repairs on 53<sup>rd</sup>:** The City of Albany has not completed this work at this time. The Board **ADOPTED** a motion by Darrick to ask WCM to give the telephone number from the City of Albany to the Board over email so that the Board can contact the City to encourage them to act on repairing the lifted sidewalk on Chinook Dr.

Draft of the letter to the City: The Board of Directors of the Spring Meadow Homeowners Association has noticed a raised sidewalk panel on Chinook St just east of where Chinook meets 53rd St. This sidewalk is raised up significantly and poses a trip hazard to citizens of Albany on this area when they walk. The Board asks that this sidewalk panel be repaired for the safety to those traversing along the sidewalk.

WCM will repaint the sidewalk that's raised up. WCM will ask the City of Albany if they will allow repainting of different colors.

**Lien Report :** WCM has filed 6 liens and is following up on 9 liens that are filed in Linn County that have not been satisfied since they were recorded.

**Noise Complaint/Enforcement Resolution:** WCM gave a report on noise in the neighborhood. The Board noted that no additional changes should be made at this time to the enforcement resolution.

The Board **ADOPTED** the General Resolution as amended with a motion by Linda.

The Board reviewed the Yard of the Month and **ADOPTED** the following rules to make the decisions for the winner:

- One winner will be chosen each month from June - September.
- WCM will send a list of 5-7 homes to the Board to review with an attached map and photos.
- Board members will respond within 48 hours of the email of the first and second place for the yard. WCM will notify the winner based on the emails received in the first 48 hours, even if only one Board member responds and act on the information given.

**Reserve Study:** The Board **ADOPTED** a motion by Troy to accept the reserve study as prepared by WCM.

**Audit Report:** The Board reviewed the audit report and considered posting the report to the website.

**Records Retention Resolution:** The Board requested a draft copy of a records retention resolution be sent to them over email prior to the next Board meeting.

**Business in Home Request:** The Board **ADOPTED** a motion to ratify the decision made over email to approve 5050 NW Elk Run Dr to have a firearms training business out of his home and to have his Federal Firearms License on the following conditions:

\*Activity not normal to residences is not observable outside of the residence or the activity significantly increases parking or vehicular traffic.

\*No goods, equipment, vehicles, materials, or supplies used for your Business or Commercial purposes may be stored on your Lot. The mere parking on a Lot of a vehicle bearing the name of a business shall not, in itself, constitute a violation of this provision.

\*Nothing shall be deemed to prohibit the right of Jordan to maintain his professional personal library, keep his personal business or professional records or accounts, handle his personal business or professional telephone calls or confer with business or professional associates, clients or customers, in his Lot.

The Board noted September 27<sup>th</sup> at 7pm at the Albany Foot Clinic.