

MINUTES

Spring Meadow HOA Board Meeting

September 27th 2016

The Board meeting of the Spring Meadow Homeowners Association came to order at 7:00pm. Board members Darrick Christensen, Craig Tress, Linda Howe, Connie Erickson, and Bev Weaver were present. Brian Ashdown was not able to stay for the entire meeting. Kurt Powell of Willamette Community Management was present. Damon Ludlow, a local boy scout, attended as well.

Minutes: The Board **ADOPTED** a motion by Bev to accept the minutes from August 23rd 2016.

Financial Report: The current balance of the checking account is \$25,509.50 and the balance for the savings account is \$170,169.56.

Landscape report/Barky Knoll: Darrick Christensen suggested that the barky knoll be an Eagle Scout project. Darrick asked that all pictures and documents of the barky knoll be given to Damon Ludlow. The goal for the project will be the following: Remove dead plant material from Barkly knoll and remove from site, decide what plants should be planted, and actually plant the new plants and groundcover. Darrick will call together the barky knoll committee and Damon Ludlow to discuss the project further.

The Board **ADOPTED** a motion by Darrick to have Stutzman Services review the irrigation system on the Barky Knoll and give a status of the system bid to repair the system. Bev Weaver will speak to Easdale Backflow to see if they would be willing to donate to the second phase of this project which would include the installation of a drip system and will contact Republic Services to see if they would donate compost material to the project.

The Board asked WCM to ask Stutzman to see if they would activate the irrigation system after each mow to find broken sprinkler heads.

The Board **ADOPTED** a motion to have WCM create a scope of work for the common areas and areas of obligation for Spring Meadow for the purposes of bidding out. Darrick requested that WCM add clipping of the branches that overhang into those pathways owned by the City of Albany once/quarter.

The Board requested that WCM give the Board a list of companies for the Board to use for the bidding process.

ACC Report: Nothing to report at this time.

Website/Facebook Report: 3 new users in the last month for the Facebook page. The website has been updated and only had one issue with the update.

Traffic and Safety Report: Nothing new to report at this time.

Unfinished Business:

Progress Report on Sidewalk repairs on 53rd: The Board asked WCM to take another look at the sidewalks in front of the white fence for raised sidewalks. The City of Albany has fixed the sidewalk on 53rd as previously noted in meeting minutes.

Budget/Reserve Study Discussion: The Board reviewed the budget and Reserve Study.

The Board **ADOPTED** a motion to have WCM make signs for the best civil war decorated home in the neighborhood.

New Business:

Yard of the Month: The yard of the month for the month of August was 1681 Marten. The Board reviewed the current potential list of September yard of the month. The Board **ADOPTED** a motion to have 4697 Caribou be the next yard of the month.

The Board will decide the best decorated Halloween home on October 20th. Owners will know that the Board members are deciding on the week of the 17th.

The Board will decide the best decorated Christmas home on December 15th. Owners will know that the Board members are deciding on the week of the 12th.

The Board will decide the best decorated University of Oregon and Oregon State University civil war football game home on November 14. Owners will know that the Board members are deciding on the week of November 17th.

WCM Report:

Solar Panel Guidelines: Linda Howe gave WCM a draft of an old solar collector ACC policy. WCM will forward this document on to the ACC for inclusion into their guidelines.

Records Retention Resolution: The Board **ADOPTED** the records retention resolution with a motion by Darrick.

Enforcement Letter Wording: The Board **ADOPTED** the wording of the enforcement letter from Darrick Christensen with a motion by Linda.

Covenant Review: WCM is gathering information on the difference between the 6 sets of covenants for Spring Meadow.

Newsletter topic: The Board requested to add the decorated home contests to the newsletter.

The next meeting is October 25th 2016 at the foot clinic at 7pm.

The Board meeting adjourned at 8:11pm.