

MINUTES

Spring Meadow HOA Board Meeting

May 23rd 2017

The Board of Directors of the Spring Meadow Homeowners Association came to order at 7:00pm in the Albany Church of Jesus Christ of Latter Day Saints. The Board members present included Darrick Christensen, Linda Howe, Craig Tress, Tammy Quinn, and Brian Ashdown. Daemon Ludlow and Chrissie Ludlow were present. Kurt Powell of Willamette Community Management was also present.

Minutes: The Board **ADOPTED** a motion by Craig to accept the minutes as written for April 18th 2017.

Financial Statements: Linda Howe gave a report on the Spring Meadow HOA. The checking account has \$27,225.64 and the savings account has \$195,226.76.

Barky Knoll: Daemon Ludlow, a resident of Spring Meadow, discussed the current work that has taken place on the barky knoll. The pine tree has been trimmed and the sprinkler heads have been flagged. Spraying was completed on the blackberry. This Saturday, May 27th at 10am a crew of eagle scouts and interested owners and board members will begin doing the work to remove the dead plants in the common area. On June 3rd at 9am, interested board members and owners can walk the property to lay out the landscape design and walk with American Landscape to look at the irrigation system. The association will pay for all landscape materials. The replanting date will be June 17th at 8am with the crew.

ACC Report: 1994 Bobcat Appeal - The Board reviewed an ACC appeal for an owner who was denied an ACC request for a gravel driveway. The Board **ADOPTED** a motion to revise the general resolution to define "concrete pad" as a poured single piece concrete slab at least 8ft wide. The Board upheld the ACC denial and rejected the appeal.

Website/Facebook Report: The community garage sale is July 8th and 9th 2017.

Traffic and Safety Report: Nothing else to report.

Annual Packet: The Board requested that the annual meeting packet be sent around June 25th. WCM will send the Board the packet for review.

Collection/Lien Nonfictions: The Board **ADOPTED** a motion to send a lien notification to the 17 to have the bills paid and to file the lien on those properties who haven't paid the bill.

The Board reviewed three appeals for collection and waiving of late fees/interest. The Board **ADOPTED** a motion to waive late fees and interest for 1582 Cougar. The Board **ADOPTED** a motion to keep on the first late fee and interest but to remove the second late fee and interest on 2203 Bobcat. The Board **ADOPTED** a motion to keep on the late fee and interest on 2026 Coho.

Yard of the Month: This week WCM will drive through and give the Board photos to review the yard of the month.

The Board reviewed a dog issue in the community and agreed that the owner's dog caused a violation. WCM will contact the dog owner and issue a letter.

The annual meeting is set to be July 25th 2017 at LBCC in the fireside room.

The next meeting of the Board is June 27th 2017.

The Board meeting adjourned at 7:40pm.