

MINUTES

Spring Meadow HOA Board Meeting

November 17th 2020

The Board of Directors meeting for the Spring Meadow Homeowners Association was called to order at 6:49pm on November 17th 2020 on a Zoom conference call. Board members present included Darrick Christensen, Craig Tress, Bev Weaver, Connie Erickson, Linda Howe, Troy Bagnall, Tammy Quinn, and Melinda Stephens. Owner Eric Shilling was present. Kurt Powell and Jon Eick of Willamette Community Management were also present.

Minutes: The Board **ADOPTED** a motion to accept the minutes from February 26th 2020 as amended.

Financial Statements: The Board reviewed the financial report as of October 31st. The checking account has \$51,416.60. The savings account has \$55,577.42. The Reserve account has \$148,000.

Fence Washing: Darrick Christensen will reach out to a new boy scout troop to discuss washing the fence. Jon Eick acquired a quote from R&M will contact another vendor for a quote.

ACC Color Palette: The Board discussed the meaning of the ACC wording in the covenants section 4 "The ACC review shall include, but be not limited to, review of theconformity, value.... and harmony of the external design with the existing structures in the Phase." The Board and ACC has the option to choose based on whether a paint color is harmonious and not offensive.

Roof options for homes: Darrick identified new options for roofing in the market which include the Tesla solar roof system. The Board **ADOPTED** a motion to create a committee to discuss roofing options for homes in the community. The committee will be composed of Darrick, Connie, and Troy.

The Board briefly discussed shed and outbuilding rules.

Website/Facebook Report: Jon reported on the current count of proxies for the association. The Board **ADOPTED** a motion to have WCM send a list of the owners to the Board noting on the list who has filled out proxies.

Collections: The Board reviewed a delinquent account and **ADOPTED** a motion to have WCM draft and send a letter to the owner giving them till December 22nd to respond.

Liens on Delinquent Accounts: The Board **ADOPTED** a motion to file liens on two homes in Spring Meadow that haven't paid the 2020 assessment.

The Board **ADOPTED** a motion to postpone washing/painting mailboxes until the Spring.

The Board **ADOPTED** a motion to send three progressive letters to 1937 Cougar to have the fence repaired.

The Board reviewed a broken vinyl fence post. The Board **ADOPTED** a motion to have this repaired and asked WCM to acquire multiple quotes to repair it.

The Board **ADOPTED** a motion to postpone irrigation system inspection for spring 2021.

The Board **ADOPTED** a motion to accept the reserve study for 2021.

The Board **ADOPTED** a motion to accept the budget for 2021.

The 2021 invoices will go out during the first week of January.

The Board discussed the idea of creating goose crossing signs where 53rd becomes Chinook. Connie will check with the police department regarding this issue.

Christmas decorating: The Board **ADOPTED** a motion to have WCM get photos of the finalists to send to the Board in the second week of December. WCM will award the winner on December 19th with a sign in the yard. Decor will be viewed at night for the purpose of judging.

The Board went into executive session at ____.

The Board came out of executive session at ____.

The next meeting is January 26th 2021 at 7pm on Zoom.

The meeting adjourned at ____.