

BOARD MEETING

HELD ON APRIL 28, 2026

MEETING WAS RECORDED.

President Leo opened the meeting. All 11 board members were in attendance, so a quorum was met.

President Leo confirmed notice of meeting was posted on the Website and Facebook; however, the sign was not hung as usual.

There was one visitor present – David Jackson.

The minutes of the March meeting were approved as written.

REPORT OF OFFICER:

Treasurer’s Report: Reserve Fund CD earned interest of \$436.67 for a total of \$159,028.40. Savings CD earned interest of \$172.45 for a total of \$48,238.17.

There was a report given regarding a group of approximately 20 young men and a man and woman (Jill Van Buren) who had visited the trail at the east end of our HOA and had planted many native plants. The young men were volunteers from Oregon State University. They also sprayed a lot of blackberry vines.

OLD BUSINESS:

MCV – There is now an agreement, signed by both parties, and MCV sent copies of all their insurance documents. Everything is complete with MCV.

REQUEST TO CONSTRUCT A 108-UNIT MULTI-DWELLING DEVELOPMENT - document dated April 15th, Notice of Decision, states that on “April 13th, 2026, the City of Albany Planning Commission granted **APPROVAL WITH CONDITIONS** of the applications described above.....” signed by JoAnn R. Miller Planning Commission Chair.

(Side Note) Chris VanDrimmelen excused himself during the discussion of this topic as he serves on the City of Albany Council; Ward 2.

EXTERIOR MAINTENANCE DRAFT: There was continued discussion and an addition. It was moved that the document be sent to the attorney for review. Motion seconded and proved. Motion passed unanimously.

NEW BUSINESS:

Currently, there are only 4 members on the ACC Committee and the document states that 5 are required. After discussion, a motion was made to appoint David Jackson (as Eric Schilling, the 5th member of the ACC) has not responded to the ACC Committee for quite some time. The motion was seconded and passed unanimously.

Chris Van Drimmelen reported on the passing of House Bill 2138, in the last legislative session. It deals with middle housing. Several statutes have changed. In order to promote density and housing affordability, as of January 2027, it voids all restrictive covenants in recorded instruments regarding this issue. However, under State Law starting in 2027, based on the size of the house and the size of the lot, it is highly unlikely that the properties in Spring Meadow would meet all other criteria, such as setbacks, for example, to be allowed to build an ADU.

Review reasons violations are given to homeowners: Questions have been brought to the attention of the Board regarding CCR requirements. A further review of the ACC's as currently written will be reviewed.

A violation on Bobcat has been put on hold for now.

There was a complaint written on the HOA Facebook account claiming ".....He was on my property looking over and through my fence videoing my backyard. When I asked him what he was doing, he said he was sent by the HOA. I don't know this man, and I have children at my home. No one should be sent to video my backyard. Is this what the HOA is doing?....."

The Board member does not work for the HOA. He says he was on the sidewalk, not on this person's property.

Annual meeting: Date of the meeting will be July 28, 2026. Discussion regarding enclosing a self-addressed stamped envelope for homeowners to send in their proxy if they will not be attending the annual meeting in July took place. In reviewing past years, less than 25% of the homeowners utilized them to return their proxies. Postage is \$.78 per mailing so it will be a saving of \$356.46 plus labor costs, cost of envelopes, etc. It was moved, seconded and unanimously approved that we elect not to include the self-addressed stamped envelopes with this year's verification letter and proxy. A new method of submitting proxies is being developed.

The Secretary-Treasurer announced she will be resigning from that office effective July 28, 2026, because of health issues.

Meeting was adjourned.