Minutes

September 22, 2026

Spring Meadow HOA Board Meeting

The Spring Meadow HOA Board meeting was called to order at 7:05pm on September 22, 2026, on a Zoom conference call.

Board Attendance: Leo Sherry, Connie Erickson, Linda Howe, Carolyn McLeod, Darrick Christensen, Sum Yee Lai

Quorum met.

Hub City Property Management: Lisa Hoefer

Homeowner: David Jackson

Proof of notice of Board meeting confirmed. The meeting sign was not posted.

The Board unanimously approved the meeting Minutes from August 27, 2026.

Issues/Decisions/Actions

1. Lisa Hoefer, Hub City, confirmed we have fifty-four proxies as of this date.
2. Connie previously sent a copy of **ORS 94.655 Quorum for association meetings** to the Board which states as follows:

   Unless the declaration or bylaws of a homeowners association specify a greater percentage, a quorum for any meeting of the association consists of the number of persons who are entitled to cast 20 percent of the votes in a planned community.

   (2) If any meeting of the association cannot be organized because of a lack of a quorum, the owners who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

   (3)Except as provided in subsection (4) of this section, the quorum for a meeting following a meeting adjourned for lack of a quorum is the greater of:

   *(a)**One-half of the quorum** required in the declaration or bylaws; or*

Decision: The Board reviewed the ORS and determined that the criteria for a quorum have been met. The required 20% is ninety-two proxies. We have fifty-four proxies which are more than one half of the quorum as determined by ORS 94.655

3. **Election of Board members and officers**

   Discussion: The idea of splitting the Secretary/Treasure position into two positions was discussed. Members felt that splitting would not be of benefit especially with so few Board members. The Secretary/Treasurer position will remain as one.

   Action/Decisions:

a. Board unanimously voted and approved nomination of Leo Sherry as Board member for 2026-2028.
b. Board unanimously voted and approved nomination of Leo Sherry as President 2026-2027.

c. Board unanimously voted and approved nomination of Connie Erickson for Secretary/Treasurer, for 2026-2027

4. Treasure's Report per Linda Howe

CD #4991	Interest $436.31	Total: $160,762.76
CD #8096	Interest $130.12	Total: $48.767.75

5. Transition of Secretary/Treasure

Action: Connie will go to both banks and change signature authority from Linda Hoe to Connie Erickson. This requires documentation of election in the minutes which Connie will provide. Leo Sherry will add his signatures to the bank authorizations as well.

6. **Independent Audit:** No recent updates. Linda is still trying to locate companies that offer this service. She will give an update at the October meeting.
7. **Evacuation Drill:** Connie and Amanda Fee will meet with Chuck Perino, AFD, first week of October.

8. Exterior Enforcement and Exterior Maintenance proposal of 06-23-26.

a. There has been no feedback from homeowners regarding this proposal that was published on Facebook and on the website or to any Board members or Hub City property management.

Decision

The proposal to accept the Exterior Enforcement and Exterior Maintenance Resolutions 06-23-26 as written was voted and unanimously approved.

Action:

- Connie will provide Lisa with final approved documents.
- Lisa will mail Resolution to all homeowners by end of month.
- Resolutions will take effect 30 days after postal mailing date.

Homeowner issues:

9. Homeowner A had received an extension of time to October 31st, 2026, to make fence repairs. She has indicated to Hub City that repairs might not be done by that date. Lisa, Hub City, will monitor progress and contact homeowner. Board will review next month.
10. A homeowner B property has a large, deep hole with broken pipes in front yard. They have been cited twice. The Albany Police Department Code Compliance Officer is investigating infractions as well. Despite the citations, the property remains unchanged.

Decision: The Board told Hub City to follow the citation/fine process as documented in CCR's.