

Spring Meadow Homeowners Association Board Meeting: 4-11-05 NW Natural Gas Meeting called to order at 7:00 p.m.

Those members present at meeting are: Bob Burton, Tony Stuckart, Tina Lemerande, Misty Samard, Bobbie Barnhouse, Neil Farnes, Vern Fowler, Satch Gill, Kandi Moller, and Scott Morris. Quorum is satisfied.

Bob introduces officers to gallery and reads Bylaw 4.9 to gallery. He also explains how the gallery is to sign in and the public comment protocol.

Treasurers Report by Tina: State of previous books, sheets are passed out to the boards to show examples of past deposits, water bill, and previous budget mistakes. Also talked about dues received. Tina let us know that she was writing the checks and someone else would be signing them. There would be a copy of the payment made, as well as a cash receipt journal for incoming funds as well as copies of the deposit slips.

Old Business: Bob

New Officers: Voted for and named

Mailbox keys secured and given to Bob, Tina, and Misty.

Insurance Quotes: Neil got a quote from American Family Insurance for \$625 a year not including fidelity insurance. Bob got a quote from Indemnity Excess and Surplus Agency for \$4893 a year and \$6293 a year. Tina got a quote from State Farm for \$3376 a year with a 2 Million Dollar cap a year. Insurance will be looked into more in depth ASAP.

Management Companies: Currently researching options to lower costs. Looking at certified public accountants. Bobbie is heading up the project.

Bank Acct: The previous account was closed and funds w/drawn by Bob. He opened a new account at Central Willamette Credit Union. Tony, Bob, and Tina are signatory. This is so that two people will be involved with any money going out of the account.

Signs: Neil heading up project: Mark Thayer is working on permanent signs. He will make the sign out of 2x4 plywood made to look like a reader board that we will be able to change location and type of meeting. Mark Thayer obtained quotes for vinyl for \$122.15, \$45.00, and \$36.00. He will go with the \$36.00 for vinyl and will supply the plywood. Our total would be \$52 or \$67.00 if we needed a new frame to hold the sign. **Bob made a motion to purchase the sign for \$52.00 not to exceed \$67.00. Scott 2nd the motion. Motion carried.**

Survey letter: Too many pending issues to send out letter at this time. We will send it out after some of our immediate issues are taken care of.

Web Site: Tony and Scott heading up project. Tony handed out a sheet of definitions for web site terms to the board. He explained the choosing of a good name for the site. He showed us some possible domain names that he researched and found available. **Tony motioned to choose the name springmeadow-hoa.org. Bob Tony motioned to choose the name springmeadow-hoa.org. 2nd the motion. Motion carried.** Tony explained the need for the website to the gallery. The charge for the domain name would be \$8.95 a year.

Scott: Discussed locations or host options for the site. Network solutions would be \$119.52 yr including the domain name for the first year. Go.daddy.com would be \$125.47 yr not including the domain name. Features of the host would include email accounts, space for documents, and security. **Scott recommended network solutions. Bob made the motion to choose network solutions, Bobbie 2nd the motion, motion carried.**

Attorneys: Bob and Tina met with George Helig and he checked for conflict of interest and found none. **Bob made a motion to use George Helig as the association's attorney. Tina 2nd the motion.** Discussion on the table by Vern wanting to know fees. Fees are \$225 hr, his understudy charges \$170 hr and would be doing most of the work with George overseeing the final decisions. A retainer would be required to pursue litigation. **Motion carried.**

Crime Prevention: Entire neighborhoods cooperation will be needed. Looking into Security Company bids. More research is needed before any proposals are brought to the table.

Newsletter: Misty and Bobbie are heading up the project and will be discussing the newsletter after the website is developed.

Budget: Tina was assigned to input past expenses and new expenses approved by the board into the 2005 budget, and then make recommendations to the board for a balanced budget. She handed out to the board a copy of make believe #'s to show the format and would like approval from the board to use the format. **Tina made a motion to use said format, Bob 2nd the motion, motion carried.**

New Business:

Copies of Deeds: Tracts B&C are deeded to Spring Meadow. Misty confirmed this with Robin Sullivan with Lawyers Trust Title Company. Fence along 53rd and Chinook are not deeded, it's a gray area as to who is responsible for it because the city own the tract with the fence.

6 acres: Scott heading up project. We can submit a pre-application request to the City Planners for no cost. This would be putting together a proposal for land usage to give to the city to find out if it's worth pursuing the purchasing of the 6 acres.

Taxes: Tina called Gary for lack of documentation for taxes to find out if they had been paid or not. Gary Williamson was unsure if the taxes were completed, but he would contact Patti and make sure they did get completed and would forward copies to the HOA.

Addition to agenda:

Voice Mail options: Scott heading up project. Qwest would charge \$28.95 month for a 541 # with a .3cents minute and \$25 set up fee. Evoice.com would be \$4.95 month for a 503 area code or and 800# for .10cents a minute. This would have an email attachment option. This will be carried over to the next meeting to have time for consideration.

Bob motion to go with most comprehensive insurance plan with the lowest bid not to exceed \$6293 year, Vern 2nd . Motion carried

Gallery comments: 2minute limit

Sharon West:

Mary Seymour:

Mike Calley:

Scott Williams:

Rich Jones:

Shepard:

Gallery dismissed at 8:30

Begin executive session

Next board meeting set for April 25th 8:00 pm NW Natural Gas

Meeting adjourned at 9:25p.m.