

Spring Meadow HOA Board Meeting 5-23-05 7:00p.m. NW Natural Gas  
Meeting called to order at 7:00pm

Those members present at meeting are: Bob Burton, Tony Stuckart, Tina Lemerande, Misty Samard, Bobbie Barnhouse, Neil Farnes, Satch Gill, Scott Morris, and Mitch Dietrich arriving late. Quorum is satisfied.

Welcome to the public and sign in. Reading of Bylaw 4.9 by Bob

Reading of the minutes from the meeting on 4-25-05 by Secretary Misty Samard. One correction the annual meeting is an "association meeting" not a "board meeting", this has been noted and corrected. Motion made to accept minutes, 2<sup>nd</sup> by Satch, motion carries.

Treasurer's Report: Given by Tina Lemerande All bills are paid to date. 54% of the assessments have been collected. New up to date budget was handed out and gone over. We need to keep up on the data entry so that we know who to send past due invoices to on the 1<sup>st</sup> of June.

ACC: Given by Tony Stuckart We have received written documentation from Stu Stone giving control of the ACC to Spring Meadow HOA. The ACC board has met several times and has put together rules for the ACC as well as a fine schedule, and guidelines for fencing, decks, patio covers, exc. The role of the ACC: modifications to home and lot, approval, complaints, and violations, enforcements.

OLD BUSINESS:

6 acres: We could acquire 4.68 acres for \$34,900. It is zoned open space (per Stu) and residential. Don Donovan said there was no need to submit pre-approval requests for the land. If we do not purchase the land the homeowners surrounding the said areas can purchase it. There would be a one time assessment charge of @\$80, and our insurance would go up if we purchased the land. The city says the trees can go down in the residential area.

Bob made a proposal to send a letter to the homeowners about the property, the cost and our options, as well as a request for a vote to purchase the property. Scott 2<sup>nd</sup> the motion. Discussion was made regarding the additional costs of the mailing and that it should be tabled until the next meeting if there were additional costs. If there were no additional charges then it would be sent out with the mailer for our annual meeting notification. The motion did not pass. Tabled to next meeting.

George Helig: All info pending

Management Company: Bobbie obtained two bids. Smith and Company had a bid of \$175.00 a month. Bowmie and Running gave a bid of \$2600 a year. Bobbie would like to invite Smith and Company to come to our next meeting to give us the opportunity to

talk with them and all that there quote would cover. Bob made a motion to have Smith and Company be invited to our next meeting to see what they could do for us. Vern 2<sup>nd</sup> the motion. Motion carried.

Survey letter: Still in the works

Crime: Police are patrolling our neighborhood three times a night, seven days a week between the hours of 11pm to 2am

Dues: Were raised from \$100 to \$105 a year.

Invoices: Were prepared and mailed.

Landscape of common areas: M&M will be starting on June 1<sup>st</sup>.

Committees: ACC- Tony is the lead man. Other committees are to come at a later date.

George: State Files, we are awaiting news.

#### NEW BUSINESS:

Federal Tax ID #: Bob applied for a non-profit organization number; we have received a temporary one.

Articles of Incorporation: Bob submitted a form to update the members.

State of OR Business ID: Names updated by Bob

Traffic Speed: Ron Irvine with the city was spoken with regarding what could be done to reduce the speed in our neighborhood. He said that there is a city committee that will be meeting in June to a lot funds for new stop signs.

Garage Sale: Misty is working with Candy Brynholdt to coordinate a community garage sale to be held Aug 6 from 8-4

Unpaid Dues: Action for unpaid dues. A motion was made to send out a reminder and ramifications for non paid dues to those who haven't paid. They would be given a 15 day grace period and then fined \$50 a day until the dues are paid. Bob made a motion to approve the motion, Tina 2<sup>nd</sup>, motion is carried unanimously. Tina will draft the letter.

RV cover proposal: Satch wants to go door to door to ask for signatures to change the CC&R's making medal RV covers ok. He was advised that to needs to revise his document to mention the specific CC&R that he wants revised as well as to further research the cost to the board in changing the CC&R's as well as the exact alteration to the CC&R's and who would be counting the ballots or validating the signatures.

Review of the ACC Forms: The board went over each of the following forms and voted as to whether to except it the way it was presented with the content it included. Each of the following forms were unanimously voted in favor for. The Complaint form, the modification form, the deck rules, the awing and pergola form, the shed and outbuilding form, the fence form and the fine schedule.

Tony made a motion to begin using the approved forms immediately and have all of the forms looked over by George Helig's associate and amended is needed, with costs not to exceed \$1500. Tina 2<sup>nd</sup>, motion carried unanimously.

Annual meeting: Will be held on July 21<sup>st</sup> from 7-9pm at LBCC in the Forum 104

Comments from the gallery

Meeting adjourned 8:54pm

Next meeting June 13<sup>th</sup> 7:00pm NW Natural Gas