

Spring Meadow HOA Board Meeting 6-27-05
7:00 p.m. NW Natural Gas Building, 1970 14th Ave. SE

Meeting called to order at 7:00 p.m.

Members present: Tony Stuckart, Mitch Dietrich, Kandi Moller, Scott Morris, and Bobbie Barnhouse. Quorum was satisfied (based on an 8-member Board).

Tony made announcement regarding the resignations of the Secretary and President of the Board. Tony announced that Bobbie Barnhouse would be taking minutes until a new secretary is elected and that he would be chairing the meeting as Acting President until a new president is elected. Tony also explained that a format change would allow anyone that wanted to speak could do so sooner in the meeting under Open Forum with up to 20 minutes allowed for comments from the homeowners present..

Reading of the minutes of 6-13-05 by Acting Secretary Bobbie Barnhouse. Motion was made to accept minutes with a correction regarding the six acres. The \$20,000-\$40,000 for purchased/rented easements should have been 'for all easements' instead of '\$20,000-\$40,00 a piece'. Motion carried on Minutes as corrected.

The Treasurer's Report was given by Kandi Moller in the absence of the Treasurer, Tina Lemerande. Kandi reported that we had received 398 payments, or 92 % of the dues assessments. 34 payments are still outstanding. Our account balance is \$32,125.93.

No homeowner signed up to speak during the Open Forum.

Unfinished Business:

Scott gave a report on the 6 acres that is for sale by the developer. No new information was available from the developer at this time. A motion was made by Mitch to amend the motion from the last board meeting concerning pursuing the purchase of the 6 acres so that it becomes a survey instead of a formal ballot. Kandi seconded the motion. The vote was 5 yes , 0 no.

Slow down of traffic on Elk Run and Chinook. Mitch made a motion to table this item indefinitely. Motion carried with a vote of 5 yes, 0 no. It was pointed out that the City said the HOA should be the mediator of this subject.

Late annual assessment payments. 34 homeowners have not paid. Mitch made a motion to send a certified letter to all homeowners in arrears, giving them 14 days to pay before assessing fines. Scott seconded the motion. Vote was 5 yes, 0 no.

Board member terms. Kandi made a motion to table this issue on board member terms for 60 days or until the first board meeting after the annual meeting, whichever comes first. Mitch seconded the motion. Motion carried.

New Business:

Tony explained that there was a conflict between the By-Laws and the Articles of Incorporation regarding the number of seats on the board. When there is a conflict the Articles of Incorporation prevail. The By-Laws state we could have as many members as 11 and the Articles state we should have a maximum of 9.

Mitch made a motion that we pursue filling of vacancy on the board at the annual meeting, giving homeowners opportunity to express interest in the vacant position. Board will fill the vacancy at next board meeting following annual meeting from list of those who expressed interest. Kandi seconded . Motion carried.

Mitch also made a motion to ask George Heilig, Attorney, about the issue on conflicting numbers of members on the board as outlined in the By-Laws and the Articles of incorporation. Bobbie seconded the motion. Vote was 5 yes and 0 no.

Election of New Board Officers. Tony nominated Bobbie Barnhouse to be Secretary of the board. Kandi seconded the nomination. No other nominations for secretary. Motion carried. Kandi nominated Scott Morris for President. Bobbie seconded the nomination. No other nominations. Motion carried.

Committee establishment. Kandi made a motion to establish the following committees: 1. Crime/Neighborhood Watch/Community Safety 2. Community Relations 3. Hospitality, with a maximum of 9 members and a minimum of 3 people. Interested people should sign up at annual meeting. Scott seconded the motion. Motion carried.

Agenda items for next Board Meeting:

The issue of voice mail was brought up because of the number of calls we were getting from the title companies. Instead of postponing issue until the next Board meeting, it was felt that a voice mail would be appropriate at this time. There were two companies offering this service. One from Qwest for \$28 per month, \$25 set-up fee, and 3 cents per minute. The other was from eVoice.com for \$4.95 per month . The eVoice would be to a 503 Area Code. Scott made a motion to establish voice mail using eVoice.com for \$4.95 per month, and revisit subject at subsequent board meetings to make sure it is still needed. Mitch seconded the motion. Vote was 5 yes and 0 no.

Tony said he would look into gathering information on Traffic issue for next meeting.

The next meeting for the Board will be Monday, August 15. Place to be arranged.

The sign announcing the Board Meetings needs to be changed reflecting the address of the meeting instead of using the name of NW Natural Gas.

Executive session was held.

Meeting adjourned.