

Spring Meadow HOA Board Meeting 3-21-07
1214 Montgomery St., SE

The meeting was called to order at 7:00 p.m.

Members Present: Larry Martin, Mary Ray, Kristin Pohlschneider, Darrick Christensen, Gary Arne, Chris Reese and Bobbie Barnhouse. Joan Williams was excused.

Northwest Management Company made a presentation to the Board on taking over the management of Spring Meadow. Discussed later in the agenda.

Appointment of new Board Member: The Board appointed Jeff King to fill the vacant spot on the Board. It was a unanimous vote.

Larry announced the next meeting will be April 25th.

Darrick made a motion that the minutes of the 2-21 meeting be approved as published. Mary seconded the motion. Motion carried.

Treasurer's Report: Bobbie noted that all monies have now been transferred to the Key Bank. She reported that we have \$10,203.67 in savings and \$49,586.39 in checking as of March 20, 2007. As of March 20, there were still 29 homeowners who had not paid their 2007 dues assessments.

No Hospitality Committee Report.

Community Relations/Traffic and Safety: Larry reported on the development of the Park. He said that the park had been scaled back due to lack of funds. He had a Park Plan that had scaled down the width of the pathway around the park and also reduced the size of the basketball courts. They are close to breaking ground on the park. It will have no lighting.

Chris and Larry gave a report on the speed bumps on Chinook. They will be similar to the speed bumps on Marion Street. The residents along Chinook have asked Spring Meadow HOA to pay for them. The cost would be approximately \$4,000. The Board tabled the decision until the April Meeting until we get a firm dollar amount. No action was taken on the expenditure at this time.

Chris gave a report on the Neighborhood Watch. Approximately 25 people attended the first meeting. Chris is getting the Neighborhood Watch Committee organized. We can order Neighborhood Watch signs to put up in the area for \$35.00 each. Chris will determine how many signs are needed and report back at the next Board Meeting. It was the general consensus of the Board that we will pay for a number of signs. They will be put up on existing posts (Stop signs, etc.). Chris also discussed the need for a surveillance camera for Spring Meadow. If we decide to purchase it, it will probably have to come from next year's budget.

Newsletter: Darrick is working to put together a Newsletter for the Association to replace the Hospitality Newsletter. He already has an article from Bobbie on finance. Chris will be submitting an article on Traffic and Safety, Larry will write an article on the upcoming Park construction and Darrick will be writing an article on the ACC. He has asked that all articles be sent to him by March 26th. He will then distribute the Newsletter to all Board Members for input before it is published.

More discussion was held regarding the Northwest Community Management to take over the management of Spring Meadow. No decision was made. More information is required and references need to be checked and more questions need to be answered. Bobbie reported that she did not think we could afford them without a substantial increase in dues and that we did not have the funds to hire them at this time. All pros and cons were discussed. The Board directed Bobbie to check with our attorney to make sure that we are currently in full compliance with ORS Chapter 94 that governs HOA's. She will make an appointment with the attorney as soon as possible. No other action was taken.

Bobbie reported that she had tried to find less expensive liability insurance coverage. There are not many companies issuing liability insurance of this kind. She received two other bids. One came in at \$15,000 per year. The other was slightly less than we are paying to our current insurance carrier, but there was no guarantee that we could not be cancelled at any time and there was a problem with the premium payments. After some discussion, Bobbie made a recommendation that we stay with our current carrier because in one more year we will get a 25% reduction in our premium. The general consensus was that we stay with our current carrier.

Kristin reported that we need work done on the sprinkler heads in the common areas. The work would not exceed \$200 and be done by our landscaping service. Since we already have a line item in the budget for maintenance, no motion was necessary.

Bobbie asked the Board to approve the appointment of Joe Hutchinson to the Architectural Control Committee. Appointment approved.

The Board then went to Executive Session.

Respectfully submitted,

Bobbie Barnhouse
Secretary/Treasurer
Spring Meadow HOA Board