

# Spring Meadow HOA



2007 Annual All Member Meeting

# Ground Rules

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- Please set cell phones & pagers to vibrate. If you need to take a call, please take it outside
- We have a lot to cover by 9:00 PM so please hold your questions until the end of each section
- A copy of this presentation will be posted on the HOA website after the meeting

[www.springmeadow-hoa.org](http://www.springmeadow-hoa.org)

# Meeting Agenda

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- Opening Remarks  
Larry Martin
- Reading of last Meetings Minutes  
Bobbie Barnhouse
- Treasurer's Report  
Bobbie Barnhouse  
Smith & Company  
Jeff Smith
- Neighborhood Watch  
Chris Reese
- Traffic and Safety  
Chris Reese
- Neighborhood Park Update  
Larry Martin
- Landscaping  
Kristin Pohlschneider
- Architectural Control Committee  
Bobbie Barnhouse
- Open Forum  
Larry Martin
- Election of New Board Members  
All

# Opening Remarks

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- Welcome

- Purpose and Mission of HOA

To ensure our neighborhood remains one of the most desired areas of Albany to live.

- Introduce HOA Board: Gary Arne, Bobbie Barnhouse, Darrick Christensen, Jeff King, Larry Martin, Kristin Pohlschneider, Mary Ray, Chris Reese, Joan Williams

- Accomplishments & Projects for the Upcoming Year

# 2006-2007 Accomplishments

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- Did not raise annual rate!
- Made final payment on promissory note
- Installed Speed humps on Chinook
- Received approval for additional traffic control signs throughout the newest part of the development
- Implemented neighborhood watch program
- Held annual garage sale
- Held Christmas lights contest
- Published Summer Newsletter

# 2007-2008 Projects

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- Do not raise our annual Dues!
- Expand Neighborhood watch program to more parts of the development
- Explore options to increase neighborhood security
- Review effectiveness of traffic control
- Upgrade sprinkler system for common areas
- Push for park completion
- Continue administration of annual events
- Get more involvement from the home owners

# Treasurer's Report

## - Cash Flow Analysis (Jan 1- June 30)

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Income	\$50,570
Oak Creek Park, LLC Debt Retirement	\$20,000
Administrative Expenses	\$9,279
Maintenance Expenses	\$4,166
Leaving a Net Income of	\$17,125

- Please note that at least 98% of the HOA's income is collected from membership dues within the first 60 days of the calendar year. Expenses are paid out at a monthly average of \$2,240.00 per month.
- Cash reserves decrease as the year progresses.
- The HOA is currently on budget for this year.

# Treasurer's Report - Budget vs. YTD Actual

<b>Admin Expense Categories</b>	<b>Budget</b>	<b>YTD (June 30)</b>
Bank Charges	\$100	\$6.00
Committee Funds	\$1,000	\$0
Facility Rental	\$230	\$180.50
Insurance - Liability	\$4,500	\$2,520.42
Legal Expenses	\$3,000	\$3,119.50
Management/Accounting	\$4,500	\$2,272.89
Office Supplies/Postage	\$2,000	\$1,040.49
Oregon State Fees	\$50	\$0
Promissory Note	\$20,000	\$20,000.00
Signage	\$250	\$0
Voice Mail	\$60	\$19.80
Website	\$160	\$119.50
<b>Administrative Sub Totals</b>	<b>\$35,850</b>	<b>\$29,279.10</b>



# Treasurer's Report -Budget vs. YTD Actual

<b>Maintenance Expense Categories</b>	<b>Budget</b>	<b>YTD (June 30)</b>
Landscape Maintenance	\$4,380	\$2,190.00
Maintenance Reserve	\$4,455	\$1,424.33
Pacific Power	\$300	\$100.99
Water	\$3,000	\$450.74
<b>Maintenance Sub Totals</b>	<b>\$12,135</b>	<b>\$4,166.06</b>
<b>Administrative Sub Totals (from previous slide)</b>	<b>\$35,850</b>	<b>\$29,279.10</b>
<b>Grand Totals</b>	<b>\$47,985</b>	<b>\$33,445.16</b>

# Treasurer's Report

## - Statement of Financial Position (June 30)

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### **Liquid Assets:**

Checking Account	\$ 24,476.61
Savings Account:	\$ 10,244.61

### **Fixed Assets:**

Common Areas and Fence	<u>\$ 60,000.00</u>
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<b>Total Assets:</b>	<b>\$ 94,721.22</b>
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# Neighborhood Watch Program

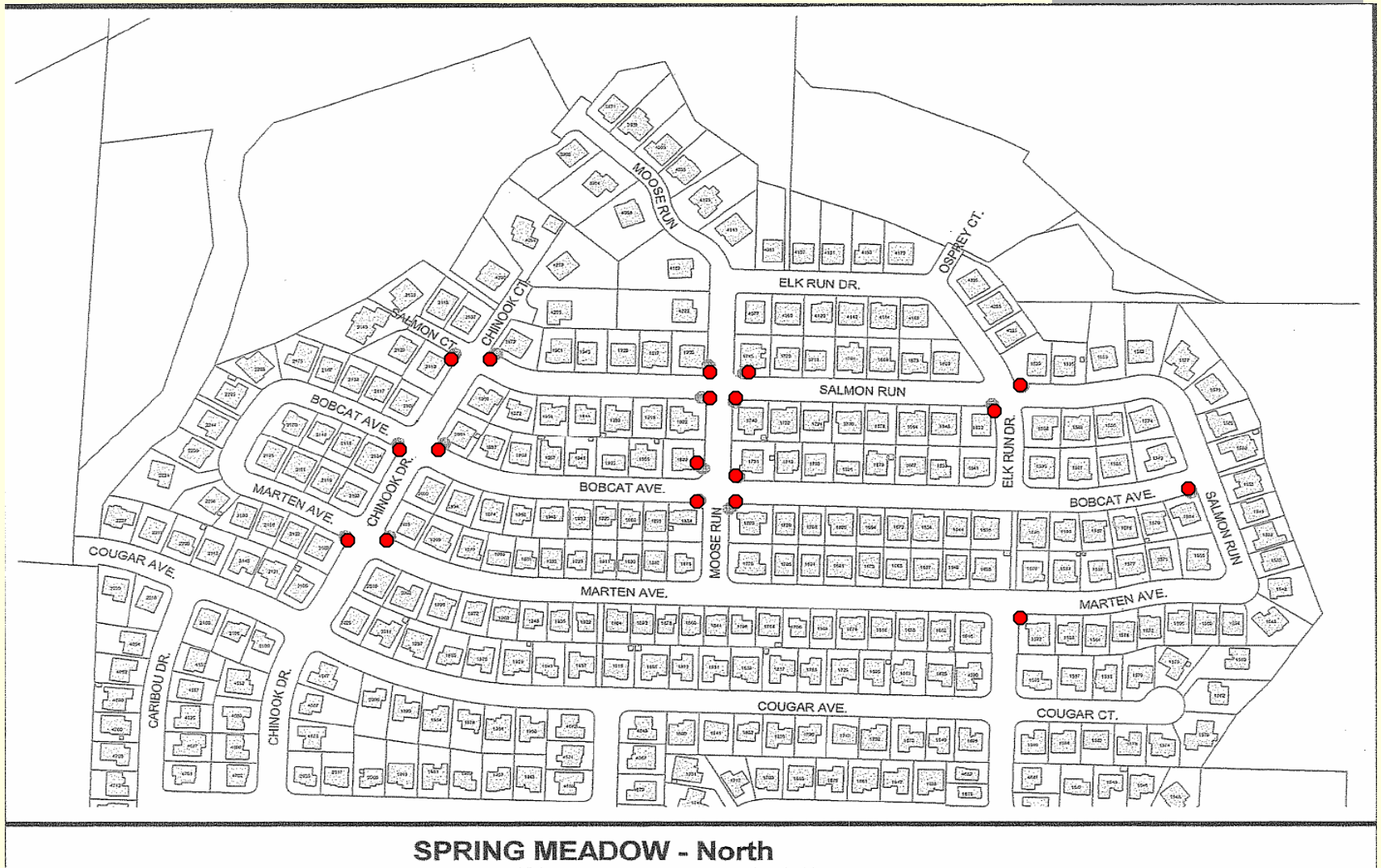
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- Initial meetings
- Training opportunities
- Signage
- How you can get involved  
e-mail Frank Davis at:

FSSNDAVIS@MSN.COM

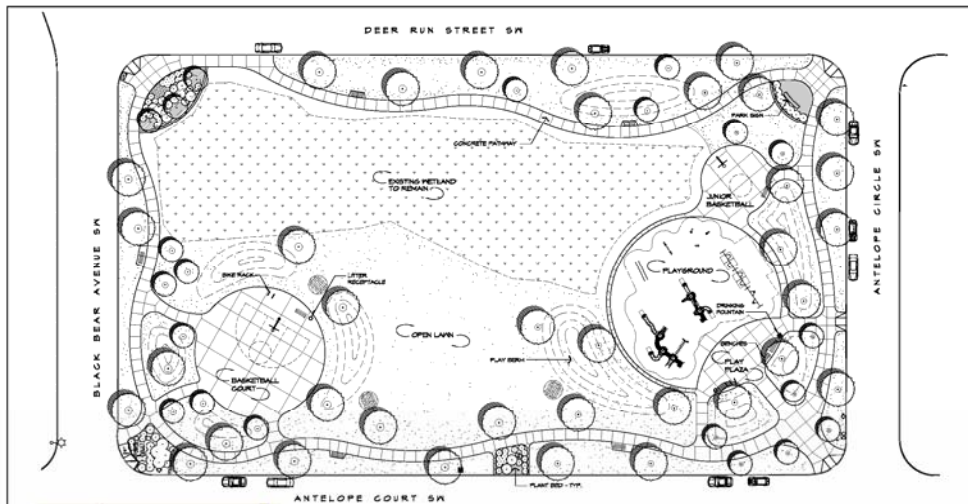
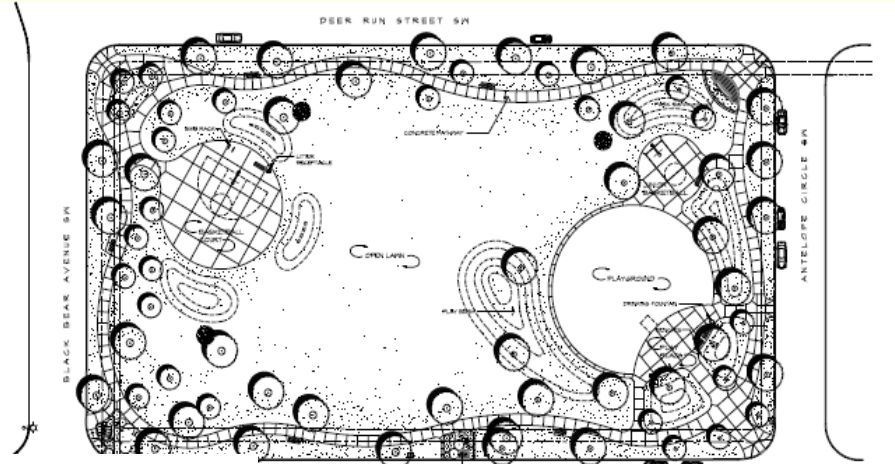


# Traffic & Safety Committee



# City Park Update

- Wetlands Status
- Reduced features
- Time Table



**LEGEND**

LAWN	POND TABLE ON CONCRETE PATH
WETLAND	BIKE RACKS
SHRUB TREES	LITTER RECEPTACLE
ORNAMENTAL TREES	DRINKING FOUNTAIN
BRIDGED LAWN	BENCH

**DRAWING INDEX**

- LA-1 TOPOGRAPHIC SURVEY
- LA-2 LAYOUT AND MATERIALS PLAN
- LA-3 GRADING AND DRAINAGE PLAN
- LA-4 SITE DETAILS AND NOTES
- LA-5 PLANTING PLAN
- LA-6 IRRIGATION PLAN
- LA-7 IRRIGATION DETAILS
- LA-8 SPECIFICATIONS
- LA-9 SPECIFICATIONS



DESIGNED BY  
  
 CITY OF ALBANY  
 DEPT. OF PARKS AND RECREATION  
 1015 ANTELOPE CIRCLE SW ALBANY, OR 97321  
 PROJECT: 53rd AVENUE PARK  
 1015 ANTELOPE CIRCLE SW ALBANY, OR  
 DATE: 07/16/2021  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 APPROVED BY: J. B. BROWN  
 TITLE: LA-0  
 P.L.L. INC. 07/16/2021

# City Park Update

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The City Parks Department has been working hard to begin construction on the new park in your neighborhood. Our construction schedule had a contractor set to begin June 18th. During the recent permit review process it came to our attention that there might be wetlands on this property.

We have been working with the State to try and quickly resolve this issue. This week the State determined that the property is almost half wetland. A fill permit is now required. There is a 120 day timeline to process our application. Other options include purchasing mitigation credits from a local wetland bank, or redesigning the park in a way that avoids the wetland. Bottom line is the construction of the new park is temporarily on hold. We will keep you posted as soon as we get a green light from the State. We are as anxious as you are to see this project completed. Sorry for this unexpected delay. Please feel free to contact me with any questions or concerns.

**Craig Carnagey**

Parks and Facilities Manager

City of Albany, Oregon

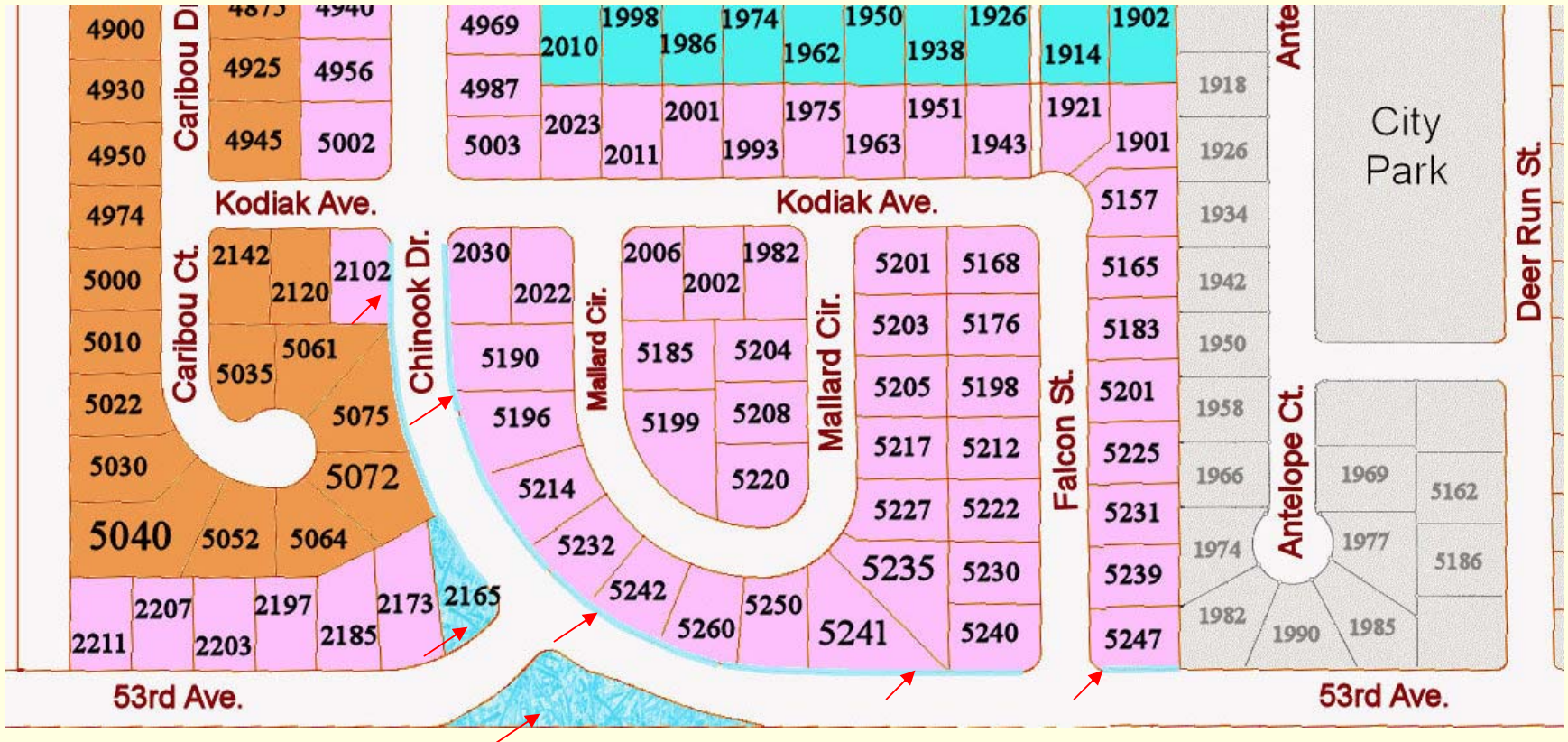
541-917-7679 office

541-917-7776 fax

**[craig.carnagey@cityofalbany.net](mailto:craig.carnagey@cityofalbany.net)**

# Landscaping of Common Areas

Map of Spring Meadow Common Areas



# Landscaping of Common Areas

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- Landscape Maintenance Contract: Stutzman
- Future Projects:
  - Landscaping
  - Sprinkler System
  - Common Area Trees



# Architectural Control Committee

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- The ACC has been established based on the requirements of the Bylaws and CC&Rs. As outlined in the CC&Rs, the ACC consists of 5 Association members that are appointed by the Board of Directors. The ACC's role is to ensure that the neighborhood is created and maintained in a manner in which structures, landscaping, and property are in harmony with one another and do not infringe on the rights of other property owners. The ACC performs this role by interpreting and enforcing the rules outlined in the CC&Rs.

# Architectural Control Committee

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- Modification Requests
- You need ACC approval to build a structure on your property. In an effort to make it easy, the Board has published rules providing pre-approval for many types of smaller structures. Someone desiring to build a structure not covered by the pre-approval rules must obtain written approval from the ACC by submitting a Modification Request form with detailed design information including a plot plan (with dimensions) showing placement on the property. Note that the ACC does not have the authority to allow someone to violate the CC&Rs.

# Modification Requests

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- The ACC has 30 days from postmark to approve all Modification Requests.
- The ACC has 15 days after receipt of color samples to respond to requests for color changes of your house.
- Pre-approval of structures can be found on our website at:

<http://springmeadow-hoa.org>

# CC&R Enforcement

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## Complaints

The complaints the Board receives most often are:

- Inappropriately parked boats, trailers, RVs
- Visible trash and yard debris cans
- Basketball hoops in the streets
- Unfinished or poorly maintained landscaping
- Dogs and cats leaving unwanted surprises

# CC&R Enforcement

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- It is not the Board's desire to police the neighborhood, but based on the advice of legal council, the Board has been doing proactive enforcement of publicly visible violations that are the cause of frequent complaints. The Board and the ACC have provided a process for members to report violations via a Complaint Form. If you would like to report a violation, these forms are also available on the website.

# Open Forum

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- Questions and comments from home owners

# Election of Directors

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- Five seats up for election
- Candidates
  - Larry Martin
  - Bobbie Barnhouse
  - Chris Reese
  - Darrick Christensen
  - Jeff King
- Vote for up to 5 Candidates

# Wrap Up

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- Special Thanks to Tony Stuckart for his outstanding contributions to our HOA and community!
- Thank you for attending.