

ARBOR VILLAGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
6/9/2008 7:00 PM
Banks Library Community Room, Banks OR

Call to Order:

Brad called meeting to Order at 7:04pm.

Roll Call:

All Board members present.
President: Brad Barber
Vice President: Marty Ullery
Treasurer: Mike Wynkoop

Approval of Minutes:

Minutes of the 5/12/2008 Board of Directors Meetings were reviewed by the Board members in the 6/9/2008 meeting. Minutes were approved and will be sent to NWCM for files.

Vinyl Fence Repair:

Discussion held on Vinyl Fence repair. Mike presented post replacement costs from 2 vendor bids. Boy Scout Troup 14/15 Leader present for discussion.

- * Research of Annual Budget to be done by Mike for allocated repair costs budgeted.
- * Mike to research disposal costs for rails and caps
- * Mike to research Land Fill costs for rail/cap removals.

Brad presented the following Motions which were seconded by Marty:

MOTION: Approve Boy Scout Troup 14/15 participation in repairing vinyl fence. Scope will include cap and rail replacements only, no posts. Scouts will receive credit toward community project hour advancement by Boy Scout Merit. Upon vote, unanimously approved.

MOTION: Repairs scheduled Tuesday July 15th and July 22nd at 7pm. Board members to be present. Upon vote, unanimously approved.

MOTION: AVHA will provide \$50 to Boy Scout Troup 14/15 for Pizza and Soda party for their participation. Upon vote, unanimously approved.

Open Forum or Owner Comments:

- Homeowner grievance on Yard Maintenance:
 - o Homeowner received 2nd letter on yard maintenance for 5/1/08 site review date 6/3/08. Second letter was not Board approved and there have not been any new site reviews to date.
 - Board to contact NWCM to clarify about 2nd letter and follow-up with homeowner.
 - o Discussion/Feedback on Trash Receptacle visibility. Homeowner in favor of non-visible from street.

New Bank Fees:

Discussion held on new Bank Fees based on Money Market account closures.

Brad presented the following Motions which were seconded by Mike:

MOTION: NWCM management to move deposited Money Market funds from Checking to the AVHA reserve accounts.

Newsletter/Website Committee:

Discussion held on summer newsletter deadline. Discussion on “Good Neighbor Award” to be posted to website as home(s) of the month. Discussion on e-mail routing for AVHA correspondence. Homeowner Mitty submitted in person articles for consideration.

Brad presented the following Motions which were seconded by Mike:

MOTION: Marty to research “Good Neighbor Award” rules, request NWCM participation for judging, and submit to remaining board members in July Board meeting. Upon vote, unanimously approved.

Architectural Control Committee (ACC):

Discussion was held concerning amount of letters sent per month. Board to advise NWCM to try to limit to 10. Discussion on trash/recycle/debris containers visibility time on pick-up days. Container visibility time to be worked on by CC&R Committee and drafted as a Resolution.

MOTION: Container visibility time to be worked on by CC&R Committee and drafted as a Resolution. Upon vote, unanimously approved.

Sidewalk Bids:

Homeowner Mitty presented the Board with information concerning Bid proposals from companies for Sidewalk repair. 4 vendors reviewed and recommendation was JCI at ~\$6 per sq. foot. The board will take the information into advisement.

Treasurer Board Member Status:

Board member Mike announced that his home is for sale and in process of purchasing another home outside Arbor Village. Mike will continue to serve on the board until such time that his ownership status changes within Arbor Village.

Barkdust for Common Areas/CC:

Discussion on Bark dust for Common Areas and Carriage Collection was held. The board needs the Bid information from NWCM and will approve a plan in July board meeting for work in July/August time frame.

HOA Law Forum:

Discussion on upcoming HOA Law Forum offered by Vial-Fotheringham.

Brad presented the following motion which was seconded by Mike:

MOTION: Two members approved to attend the HOA Law Forum at a pre-registration cost of \$30 pp. Mike will not attend. NWCM to make reservation. Upon vote, unanimously approved.

Approval of Monthly Financials:

Discussion on printing refund not reconciled by NWCM (Brad will follow-up), understanding on aging delinquency amount, missing invoices, and layout.

Brad presented the following motion which was seconded by Mike:

MOTION: Approval of the monthly financials as presented. Upon vote, unanimously approved.

MOTION: General Ledger to be omitted in future Board packets (Arbor Village & CC). Brad to notify NWCM. Upon vote, unanimously approved.

Landscaping:

Discussion was held concerning bids received for landscaping from multiple vendors. Marty to request "Current" Annual Maintenance Schedule from Showplace for review in July Board meeting.

Brad presented the following Motions which were seconded by Marty:

MOTION: Maintain Showplace as landscaper. Upon vote, unanimously approved.

Announcements:

- Marty announced that the next meeting of the AVHA Board of Directors to be held on 7/14/2008, at 7pm, at Banks Library Community Room.
-

Adjournment:

Brad presented the Motion to adjourn the meeting which was seconded by Marty at 9:29pm. Upon vote, unanimously approved.

Respectfully Submitted,

Marty Ullery
Vice President

Date of Minute Approval