

ARBOR VILLAGE HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
3/9/2009 7:00 PM  
Banks Library Community Room, Banks OR

**Call to Order:**

Marty called the meeting to order at 7:02pm.

**Open Forum:**

- Homeowner present asked general questions why the AVHA switched to a new management company and inquired on any cost differences. Answers were provided by the Board to the homeowner's satisfaction and invitation was extended to attend the annual meeting where the new management will be in attendance to meet.

**Park Agreement:**

Open discussion was held concerning status of Greenville Park Agreement.

- The council at this time is not ready to sit down with the Board in executive session to negotiate the Park Agreement.
- The Board requested the Mayor to present a request to the Council to establish a timeline for resolving the process.

Brad presented the following Motion which was seconded by Mike:

**MOTION:** Move this topic to the "May" Board of Directors meeting agenda. Upon vote, unanimously approved.

**HOA General Topics:**

Open discussion was held on General topics concerning AVHA business concerning e-mail delivery, the AVHA website maintenance, and private street maintenance.

- Brad presented the following Motion which was seconded by Marty:  
**MOTION:** Add Community Association Partners to ALL AVHA e-mail accounts and to be copied on all submissions through AVHA website. Upon vote, unanimously approved.
- Brad presented the following Motion which was seconded by Mike:  
**MOTION:** Marty will continue to maintain the AVHA website through the end of April 2009. Marty to train Mike on website maintenance during this time and assess internal support. Website maintenance topic to be included on May agenda. Upon vote, unanimously approved.
- Brad presented the following Motion which was seconded by Mike:  
**MOTION:** 1. CAP to provide reasoning behind recommendation that seal-coat be completed "this year" to BOD. 2) Upon completion of item 1, if BOD concludes reasoning is valid, CAP will need to provide bids from 3 vendors. 3) Upon completion of item 2, no seal coat maintenance shall be done before 2010. Upon vote, unanimously approved.

**ACC:**

Open discussion was held concerning review of violation letters as proposed by CAP.

Mike presented the following Motion which was seconded by Brad:

MOTION: Postpone violation letter approval until May BOD agenda. Mike to own follow-up contact with CAP on changes. Upon vote, unanimously approved.

**Financial Review:**

No financial reports were provided by CAP for Board review.

**Announcements:**

- Board member Marty Ullery's is stepping down completing his term, this being his final board meeting. This includes his chair positions over the newsletter and website committees (unless otherwise noted). The Board position will be available to be fulfilled during the 2009 annual meeting.

Brad presented the following Motion which was seconded by Mike:

MOTION: 1) CAP to remove Mr. Ullery from all e-mail correspondence effective immediately. 2) Mr. Ullery to return AVHA Board booklet and materials during the 2009 annual meeting or to the AVHA President if unable to attend. Upon vote, unanimously approved.

- Arbor Village HOA Annual Homeowners to be held Monday, April 13<sup>th</sup>, 7pm at Banks Library Community Room. Short Board of Director's meeting to follow.

**Adjournment:**

Marty presented the **Motion** to adjourn the meeting which was seconded by Mike at 8:03pm.

Upon vote, unanimously approved.

Respectfully submitted,

Marty Ullery  
Vice President/Secretary

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Date of Minute Approval