

ARBOR VILLAGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
3/10/2008 7:00 PM
Banks Library Community Room, Banks OR

Call to Order:

Brad called meeting to Order at 6:57pm.

Roll Call:

All Board members present.

President: Brad Barber

Vice President: Marty Ullery

Open Forum OR Owner Comments:

Homeowner "Michael"

- Michael inquired about 2008 AVHA Budget. Details provided and open discussion was held on the topic.
- Michael inquired about services offered by NWCM. NWCM manager communicated that a list of services that can be found on the NWCM website and open discussion was held on the topic.

Homeowner "Juliet"

- Juliet informed the board about further damages to the vinyl fence along the wetlands. The board is aware of the damage and is working with NWCM and local law enforcement on the issue.

Park Report:

Information was presented by Brad on status and review of the Park Agreement.

Brad presented the following Motions which was seconded by Marty:

MOTION: Approval of \$1500 estimate for legal services to analyze Park Agreement. NWCM to track under new line item in financials. Upon vote, unanimously approved.

Site Review Reports:

Open discussion on items included in site reports and board decision on specific items motioned below.

Brad presented the following Motions which was seconded by Marty:

MOTION: Holiday Lights/decorations should be removed from a residence at a maximum of 30 days following the holiday. Upon vote, unanimously approved.

MOTION: New Construction should be included in site reviews to be reviewed under ACC for violation or non-violation. Upon vote, unanimously approved.

MOTION: Basketball hoops will have letters issued if located in sidewalk paths or on the street. Upon vote, unanimously approved.

MOTION: General maintenance of home appearances not meeting standards shall be noted and tracked. Upon 60 days of non-improvement, letter to be issued. Upon vote, unanimously approved.

AVHA Newsletter:

Information given by Marty on spring newsletter status.

Marty presented the following Motions which was seconded by Brad:

MOTION: Spring newsletter to be mailed prior to and include a reminder for AVHA Annual Homeowners Meeting. NWCM will provide Proxy count March 21, 2008. If at least 20 proxies have been received then the newsletter will include a follow up proxy form to try to reach quorum. Printing/mailing not to exceed additional cost of \$125. Upon vote, unanimously approved.

AVHA Website:

Open discussion held on Website status and updates.

Marty presented the following Motion which was seconded by Brad:

MOTION: Finalized AVHA Board minutes shall be posted for public view. The 2008 Annual Homeowners Meeting Proxy to be made available through the website for printing. News event items to be posted concerning Garbage receptacle and holiday light information. Upon vote, unanimously approved.

Vinyl Fence Vandalism:

Open discussion held on vandalism to the Vinyl Fence located along the community wetlands. Homeowner present volunteered to monitor the fence and notify the board of any new damages. NWCM will contact the homeowner volunteer along with the board on next site visit to walk the fence.

Collections Effectiveness:

Board discussion held on financial collections and the effectiveness of the return vs. costs.

Brad presented the following Motions which was seconded by Marty:

MOTION: Request NWCM to provide analysis on the collection returns vs. costs incurred. Upon vote, unanimously approved.

Approval of Monthly Financial Report:

January financial reports presented by NWCM for board approval.

Marty presented the following Motion which was seconded by Brad:

MOTION: Line item for "Photocopies (white paper) & Scans" to be reconciled by NWCM. Upon vote, unanimously approved.

MOTION: Approval of the remainder of January Financial Report as presented with exception of above Motion. Upon vote, unanimously approved.

Open to NWCM:

Floor was opened to NWCM managers present for open discussion. Information was given on watershed work done by Tuality Valley Water District for filter replacements on ground water.

ACC & ACC Form:

Board discussion on status of Architectural Control Committee membership and actions; and ACC form used by homeowners submitting requests.

Brad presented the following Motion which was seconded by Marty:

MOTION: ACC form will be ratified and then made available through the AVHA Website. Upon vote, unanimously approved.

MOTION: The AVHA Board will acquire control and perform the duties of the ACC as of Friday, March 14, 2008. Brad to notify outstanding committee members of Board decision. Upon vote, unanimously approved.

AVHA Homeowners Annual Meeting:

Board discussion on time allowance during public forum at the upcoming Homeowners Annual Meeting.

Brad presented the following Motion which was seconded by Marty:

MOTION: 3 minute duration per homeowner for public forum inquiries will be allowed. Upon vote, unanimously approved.

Announcements:

- Marty announced that the next meeting of the Board of Directors would be replaced by the Annual Homeowners Meeting to be held on 4/14/2008, at 7pm, at Banks Library Community Room.

Adjournment:

Brad presented the Motion to adjourn the meeting which was seconded by Marty at 9:03pm. Upon vote, unanimously approved.

Respectfully Submitted,

Marty Ullery
Vice President

Date of Minute Approval