

ARBOR VILLAGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
11/10/2008 7:00 PM
Banks Library Community Room, Banks OR

Call to Order:

Brad called meeting to Order at 7:02pm.

Roll Call:

Board members present:

Brad Barber

Marty Ullery

Mike Wynkoop

Open Forum –or- Owner Comments:

- None

Approval of Minutes:

Minutes of the 10/13/2008 Board of Directors Meetings was not available. Minutes will be reviewed/approved in the 12/8/2008 meeting.

Park Committee Topics:

Committee Chair was present and held open discussion on Park Committee topics.

- Greenville Park sign lighting replacement. 3 bids are required to be presented by the City of Banks for vendor selection. Park Committee will follow up on this.
- The City has hired an Arborist that will audit the communities in Banks and City parks.
- Psalm 1 will be auditing the irrigation system to forecast future system repairs.
- Reviewed application for new Park Committee member appointment.

Brad presented the following Motion(s) which was seconded by Marty:

MOTION: Approve appointment of Mike Buckingham to Park Committee. Upon vote, unanimously approved.

Management Company Bids:

Discussion was held concerning solicitations and bids by two Association Management companies, along with a review of the current management groups' services and fees.

Marty presented the following motion which was seconded by Mike:

MOTION: Approve Community Association Partners (CAP) as Arbor Village Homeowners Association new property Management Company. Brad to contact them to inform of bid acceptance and inquire on next steps/notification to NWCM. Upon vote, unanimously approved.

Review of Monthly Financials:

Financials were reviewed as provided from NWCM for the months of August, September, and October 2008. Two items were noted in question and captured in the motions.

Brad presented the following Motion(s) which was seconded by Marty:

MOTION: NWCM to investigate why “Aging Delinquency” Amnesty previously approved has not been applied by NWCM. Brad to contact NWCM. Upon vote, unanimously approved.

MOTION: NWCM to investigate why checks for water billing are shown sent, but not coded under monthly summary. Mike to contact NWCM. Upon vote, unanimously approved.

2009 AVHA Budget:

Review of 2009 Budget proposal as presented by the Budget Committee.

Marty presented the following Motion(s) which was seconded by Mike:

MOTION: Approve the budget as presented by the budget committee in lieu of Reserve Study analysis as 10% budget cap has been met. This invalidates any changes that could be suggested by the Reserve Study. Final copy with updated numbers from the Budget Committee to be sent by no later than Monday 11/17/2008 from NWCM for signature by AVHA President. Upon vote, unanimously approved.

Collection Matter Report:

Review Collection Matter Reports as present by NWCM.

Brad presented the following Motion(s) which was seconded by Mike:

MOTION: Approve request for payments for homeowner on Atwater until outstanding debt and current assessments are paid in full. Upon vote, unanimously approved.

Site Review:

No Site Review was provided for the month of October by NWCM.

Newsletter:

Discussion on newsletter cycle was held.

Brad presented the following Motion(s) which was seconded by Marty:

MOTION: Approve newsletter publications to be reduced from 4 to 3 times per year. Upon vote, unanimously approved.

Announcements:

- Marty announced that the next meeting of the Board of Directors Meeting to be held on 12/8/2008, at 7pm, at Banks Library Community Room.

Adjournment:

Marty presented the Motion to adjourn the meeting which was seconded by Brad at 08:15 pm.
Upon vote, unanimously approved.

Respectfully Submitted,

Marty Ullery
Vice President

Date of Minute Approval