

ARBOR VILLAGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
08/11/2008 7:00 PM
Banks Library Community Room, Banks OR

Call to Order:

Marty called meeting to Order at 7:05pm.

Roll Call:

Board members present:

President: Brad Barber (Not present/Excused)

Vice President: Marty Ullery

Treasurer: Mike Wynkoop

Approval of Minutes:

Minutes of the 07/14/2008 Board of Directors Meetings were reviewed by the Board members in the 08/11/2008 meeting. Minutes were approved and will be sent to NWCM for files.

Park Committee Member Nomination:

The Park Committee nominates Erin Ungewitter to fulfill an open position on the committee.

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

MOTION: Appoint volunteer Erin Ungewitter to AVHA Park Committee. Upon vote, unanimously approved.

Park Agreement:

Open Discussion was held on next steps for the Greenville Park Agreement with the City of Banks.

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

MOTION: Representation from Vial Fotheringham to contact the City of Banks legal representative and coordinate a meeting for 9/3/2008 following the park committee meeting. Upon vote, unanimously approved.

Common Area/CC Tree Pruning:

Open discussion was concerning Showplace recommendations for tree pruning.

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

MOTION: Wait for regular pruning per the contracted maintenance schedule. Upon vote, unanimously approved.

MOTION: Ask NWCM to contact Showplace to confirm if "July" pruning was completed per the maintenance schedule. Upon vote, unanimously approved.

MOTION: Staking/Replacement of trees to be moved to September Agenda post review of identified trees by Board. **Mike to review identified trees for staking/replacement evaluation and report to Board in September.** Upon vote, unanimously approved.

Financials:

Financials were reviewed as provided from NWCM for the month of June 2008.

*Marty to read contract w/NWCM to understand which invoices Board is responsible for providing approval and report back to board.

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

MOTION: Approve Financials and Invoices as presented. Upon vote, unanimously approved.

ACC/Site Reviews:

Open discussion was concerning August Site review provided by NWCM.

* Board to provide ACC Chair final site review for committee review.

Fence Repairs:

Open discussion was held regarding wood fence replacement bids and vinyl fence post repairs.

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

MOTION: Approve selection of "Square Deal" bid for wood fence replacement vendor and work for vinyl fence post repair. **NWCM to contact vendor and begin coordination of work/timeline.** Upon vote, unanimously approved.

MOTION: Excess budget from vinyl fence repair (following post replacement) shall be moved to the wood fence replacement budget to oversee any unseen costs. Upon vote, unanimously approved.

Common Area/CC Barkdust Bid:

Open discussion and review was held on barkdust bids provided by NWCM.

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

MOTION: Approve vendor choice of "Showplace". Upon vote, unanimously approved.

MOTION: **NWCM to contact vendor and coordinate timing for work completion.** Upon vote, unanimously approved.

Lawn Standards:

Open discussion concerning previous Board decision on lawn care standards.

Marty informed that previous Board decision cannot stand/be enforced unless official resolution is completed by legal. CC&R architectural standards will continue as current guideline.

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

MOTION: Board to revisit this agenda topic in September 2008 Board meeting for vote on formal resolution. Upon vote, unanimously approved.

Common Area/CC Landscaper Duties:

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

MOTION: Board to revisit this agenda topic in September 2008 Board meeting. Upon vote, unanimously approved.

Trashcan Donation for new Play structure:

Cost information was not available at the time of meeting.

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

MOTION: Board to revisit this agenda topic in September 2008 Board meeting. Upon vote, unanimously approved.

Good Neighbor Awards:

Due to Board member computer data loss, information was not available at time of meeting.

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

MOTION: Board to revisit this agenda topic in September 2008 Board meeting. Upon vote, unanimously approved.

Carriage Collection 75% vote separation:

Open discussion was held concerning CC&R update to allow Carriage Collection homeowners separate vote from Non-CC homeowners on items pertaining only to Carriage Collection.

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

MOTION: Board approves separation of Carriage Collection homeowner voting on items pertaining only to CC homeowners. CC&R committee appointed to follow up and provide draft resolution requirements for legal processing. CC&R committee to report back to Board when resolution is available for approval. Upon vote, unanimously approved.

Mailbox/Paperbox Audit:

Open discussion was held in regards to individual mailbox and paper box violations.

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

MOTION: Move topic to be handled by ACC. Upon vote, unanimously approved.

Delinquencies < \$5:

Open discussion was held concerning delinquencies being reported by NWCM that are less than \$5.

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

MOTION: NWCM to provide Board with processing costs for these delinquencies (pre-lien, lien, legal). Upon vote, unanimously approved.

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

MOTION: Board to review processing costs in September Board meeting and present a motion for amnesty based on result. Upon vote, unanimously approved.

ACC Violation Enforcement Policy:

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

MOTION: Post AVHA established ACC Violation Enforcement Policy as it appears in CC&R documentation on the AVHA website as increased public notice. Upon vote, unanimously approved.

ACC Online Application Form:

Open discussion was held in regards to the new ACC Online Application Form approved in July Board Meeting.

* Marty to training new ACC Chair on form before making live on the website.

Park Committee e-mail Account:

Open discussion was held concerning use of Park Committee Arbor Village e-mail address.

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

MOTION: E-mail address is not utilized and should be removed to avoid confusion. Upon vote, unanimously approved.

Private Street Signs:

Open discussion was held with regards to NWCM and legal feedback on private stree signs.

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

MOTION: Close Topic, no further action needed and answers were satisfactorily provided. Upon vote, unanimously approved.

Announcements:

- Marty announced that the next meeting of the Board of Directors Meeting to be held on 09/8/2008, at 7pm, at Banks Library Community Room.

Open Forum –or- Owner Comments:

- None

Adjournment:

Marty presented the Motion to adjourn the meeting which was seconded by Mike at 09:04 pm. Upon vote, unanimously approved.

Respectfully Submitted,

Marty Ullery
Vice President

Date of Minute Approval