

ARBOR VILLAGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
05/11/09 7:00 PM
Banks Library Community Room, Banks, OR

Call to Order:

Brad Called meeting to order at 7:01 PM.

Previous Minutes:

Brad presented the following motion which was seconded by Mike.

MOTION: Approve Minutes from the 4/13/2009 Meeting

Financial Review:

No financials available

ACC

Management Company provided the board with 2 recommendations involving the ACC.

Mike presented the following motion which was seconded by Brad

MOTION: Confirmed standard of last year that grass that appears to exceed 4-5 inches should be noted and reconsidered on the following site review, while tall grass appearing to be nearly 6 inches in length will be issued a letter.

Brad presented the following motion which was seconded by Mike.

MOTION: Existing HOA fine schedule for ACC violations to remain unchanged.

Board Election

The HOA has achieved a quorum with received proxies.

Brad presented the following motion which was approved by Mike

MOTION: The Board wishes to use the proxy votes to formally recognize the election of Brian Leonard as a member of the Arbor Village HOA Board.

Brad presented the motion which was seconded by Brian

MOTION: Michael Wynkoop is the new board President. Duties will include being the board representative on both the ACC and Website Committees

Brad presented the motion with was seconded by Mike

MOTION: Brian Leonard is to be the new Board Vice President. Duties will include being the board representative to the newsletter committee.

Brian presented the motion with was seconded by Mike

MOTION: Brad to become the new board Secretary/Treasurer. Duties will include being the board representative to the budget, and CC&R committees.

Newsletter

Brad presented the motion with was seconded by Mike

MOTION: Newsletter committee to draft a postcard to be mailed to all homeowners , due to a significant number of homes listed on the site review needing trim paint, or to have their vinyl siding washed. This postcard will replace the traditional spring cleanup newsletter.

Website

Brad presented the following motion which was seconded by Mike.

MOTION: Mike will take over Webmaster duties for the HOA

Brad presented the motion with was seconded by Mike

MOTION: Website committee to research the feasibility of adding an Arbor Homes Warranty link to the website and report back next month.

Brian presented the motion with was seconded by Brad

MOTION: Website will not add space to allow businesses to provide links from the site.

Brian presented the motion with was seconded by Brad

MOTION: The newsletter and website will not present ads at this time.

Carriage Collection

A letter was received from a home owner inquiring about the native grasses invading the lawns throughout the Carriage Collection and the community at large. Showplace has told the board that the only way to stop this would be to rip out the lawns entirely every few years and put down fresh sod.

Brad presented the following motion which was seconded by Mike.

Motion: Board will still encourage Showplace Landscaping to continue to battle the invasive native species. The board has never in the past, and will not at this time, begin increasing dues to Carriage Collection homes with the intent to remove and put down fresh sod in the future.

Brad presented the following motion which was seconded by Mike

MOTION: The bid from Coast is accepted to provide sealant to the private streets. Property management to create a letter notify affected homeowners that they will be billed in late July, with the option of paying \$120 in July, or \$70 in July and \$70 in October.

Vinyl Fence

Brad presented the following motion which was seconded by Brian

MOTION: Mike to submit any receipts, up to \$30, for cleaning materials or spray paint to remove or cover graffiti on the vinyl fence.

Landscaping

Brad presented the following motion which was seconded by Mike

MOTION: It is not necessary at this time to change the way repairs to the sprinkler system are tracked.

Brad presented the following motion which was seconded by Brian

MOTION: Mike to review before the June meeting, and report back his evaluation of the proposed of trees that need trimmed or staked in the common areas and in the Carriage Collection.

Park

Mike presented the following motion which was seconded by Brian

Upon receipt of the letter, that the City has informed the Board they will be sending regarding the Park Agreement, Brad will forward it to an attorney, with the request that the attorney provide a review and proposals by the next Board meeting.

Announcements:

Arbor Village HOA meeting to be held at 7pm at the Banks Public Library Community Room on June 8th.

Adjournment:

Brad presented the Motion to adjourn the meeting which was seconded by Mike at 8:29pm.

