

ARBOR VILLAGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
1/12/2009 7:00 PM
Banks Library Community Room, Banks OR

Call to Order:

Marty called meeting to Order at 7:01pm.

Roll Call:

Board members present:

Marty Ullery

Mike Wynkoop

Open Forum –or- Owner Comments:

- Homeowner brought to the Boards attention that the Gazebo lights have been on during the day. Marty to follow-up with the City on getting the timers reset.
- Homeowner brought to the Boards attention that the new play structure in the park is not draining water properly. The Board advised that the HOA does not govern the play structure but would also notify the city of the issue.
- Homeowner inquired on status of Park Agreement with the City. Board advised that this is still being worked, and will continue negotiations after new council is seated and transition for the new HOA management company is completed.

Approval of Minutes:

Minutes of the 12/08/2008 Board of Directors Meetings were reviewed and approved.

2008 Tax Preparation:

Open discussion was held on inquiry from NWCM for 2008 tax preparations.

Marty presented the following Motion which was seconded by Mike:

MOTION: Preparation to wait until February and Community Association Partners (CAP) to handle 2008 Tax preparations post official association management acquire.

Website / Newsletter:

Open discussion was held on Website and Newsletter topics. Marty to begin preparing a newsletter for review and approval in February Board meeting. Marty will inquire to CAP concerning Web site services offered; also post news item on the AVHA Main page concerning Assessment Payments and new Management transition.

Review of Monthly Financials:

Financials were reviewed as provided from NWCM for the month of December 2008. Question of Net Income Loss on CC to be followed up on by Mike and reported in February Board meeting.

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

MOTION: Hold approval of financial report until February post review of Net Income Loss for CC. Upon vote, unanimously approved.

Vinyl Fence:

Discussion was held concerning the state of the Vinyl Fence along the wetlands. Mike will do a walkthrough for any new damages and report back in February Board meeting.

Announcements:

- Marty announced that the next meeting of the Board of Directors Meeting to be held on 2/9/2009, at 7pm, at Banks Library Community Room.

Adjournment:

Marty presented the Motion to adjourn the meeting which was seconded by Mike at 07:36 pm. Upon vote, unanimously approved.

Respectfully Submitted,

Marty Ullery
Vice President/Secretary

Date of Minute Approval