

ARBOR VILLAGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
5/12/2008 7:00 PM
Banks Library Community Room, Banks OR

Call to Order:

Brad called meeting to Order at 7:00pm.

Roll Call:

All Board members present.

President: Brad Barber

Vice President: Marty Ullery

Treasurer: Mike Wynkoop

Approval of Minutes:

Minutes of the 2/11/2008 & 4/14/2008 Board of Directors Meetings were reviewed by the Board members in the 5/12/2008 meeting. Minutes were approved and will be sent to NWCM for files.

Open Forum or Owner Comments:

- Homeowner "Brandon"
 - o Complaint concerning a home that was recently painted, mainly the color selection and expressed concern on trim color.
 - The Board is reviewing this matter
 - o Asked when ground breaking for the new playground is in Greenville Park?
 - Board referred him to contact Friends of Greenville Park for more information since this is not an AVHA activity.
- Homeowner "Mitty"
 - o Informed the Board of "Share a ride/Win a prize" carpool service and would like to share the information with the community.
 - The Board asked the homeowner to submit an article to the Newsletter/Website committee.
- Board Member "Mike"
 - o Updated Board on open item from Open Forum in April from homeowner on Hwy 6 fence line. He was not able to get the picture from homeowner for follow-up.

Request to rent Maplecrest Greenspace:

Homeowner requested to rent Maplecrest greenspace area for a wedding. Open discussion by Board and public on topic.

Brad presented the following Motions which was seconded by Mike:

MOTION: Request to use the Maplecrest space for this type of activity denied. Brad to send follow-up to requestor. Upon vote, unanimously denied.

Architectural Control Committee (ACC):

- Discussion on NWCM Site Review Occurrences:
 - o Brad presented the following Motions which was seconded by Marty:
MOTION: NWCM Manger shall perform Site Review one time per month unless otherwise specified or requested by the Board. NWCM Manger shall use additional time for other AVHA projects. Upon vote, unanimously approved.
- Discussion on vehicles being worked on in homeowners driveways:
 - o Brad presented the following Motions which was seconded by Mike:
MOTION: As identified on Site Reviews, homeowner to be sent a “good neighbor” letter upon first occurrence. Upon vote, unanimously approved.
- Discussion on vehicles with expired tags being stored in homeowner driveways:
 - o Marty presented the following Motions which was seconded by Mike:
MOTION: Item should not be listed on Site Reviews. Upon vote, unanimously approved.
- Discussion on yard maintenance standards:
 - o Brad presented the following Motions which was seconded by Marty:
MOTION: As identified on Site Reviews, a “minor” instance shall be considered as growth 4-5 inches and will be monitored for next review; a “major” instance shall be considered growth 6 inches plus and will be issued a letter. Upon vote, unanimously approved.
- Discussion on 90 gallon garbage/refuge/recycle bin storage:
 - o Brad presented the following Motions which was seconded by Marty:
MOTION: If receptacles are visible, but stored in a reasonable orderly manner then they do not need to be listed on the site review. Upon vote, unanimously approved.
- Discussion on when to perform site reviews:
 - o Brad presented the following Motions which was seconded by Marty:
MOTION: Request NWCM Manager to perform site review Tuesday’s when possible. To reduce the large number of trash cans that are sitting on street all day Tuesday. Upon vote, unanimously approved.
- Discussion on providing electronic ACC form to be submitted through website:
 - o Marty presented the following Motions which was seconded by Brad:
MOTION: Marty to design and develop new form which will be reviewed by ACC before public availability. Final online form to be voted upon by Board. Upon vote, unanimously approved.
- Discussion on sidewalk repairs:
 - o Brad presented the following Motions which was seconded by Mike:
MOTION: Request NWCM Manager to audit common area sidewalks on next site review needing repairs. Upon vote, unanimously approved.
MOTION: Homeowner Mitty to locate contractors interested in submitting bids for collective community repair. Results will be reported back to board in next monthly meeting to be forwarded to management company for further research. Upon vote, unanimously approved.
MOTION: Article in Summer newsletter to be placed on interest from homeowners to join collective bid for sidewalk repairs. Upon vote, unanimously approved.

- Discussion on Tree/Parking strip issues:
 - o Brad presented the following Motions which was seconded by Marty:
MOTION: ACC should from this point on refer homeowners to City of Banks “Tree Board” on any topic regarding trees planted in the planting strips. This is the City of Banks policy. Article in Summer newsletter to be placed to share this information with homeowners. Upon vote, unanimously approved.

Vinyl Fence Repair Bids:

Discussion was held concerning supply vendors and ways to perform repair work. Mike will perform follow-up with local Boy Scouts about assistance possibilities and invite them to June Board meeting for public discussion. Mike will also gather more information from current landscape vendor for replacement costs of posts. Topic to be reviewed in June Board meeting.

Draft Letters to Private Street Homeowners:

Brad presented the following Motions which was seconded by Marty:

MOTION: Approve changes to draft letter provided by NWCM in 5/12/08 packet so that it can be mailed out to homeowners. Upon vote, unanimously approved

Signage Correction

Brad presented the following Motions which was seconded by Mike:

MOTION: Request NWCM Manager to find bid on sign update and sign removal costs as well as any statues that may be required for private street signage. Brad to update draft letter and present for vote in next board meeting. Upon vote, unanimously approved.

CC Sprinkler Head Replacement:

Discussion on Sprinkler Head replacement needing completed prior to system turn-on.

Brad presented the following Motions which was seconded by Marty:

MOTION: Approval for Showplace to perform replacement during system testing. Upon vote, unanimously approved.

NWCM reconcile of Printing Cost overcharge from January Financials:

Monthly Financials were not available.

Marty presented the following Motions which was seconded by Brad:

MOTION: Move to next agenda topic. Upon vote, unanimously approved.

Bank Approved Signer Forms:

Discussion was held concerning request for Board Signers on AVHA Bank accounts:

Brad presented the following Motions which was seconded by Mike:

MOTION: Remove individual signers from the accounts. Upon request, Board President may request NWCM to provide the forms again, mid-month in any upcoming month to be readdressed in a public Board meeting. Upon vote, unanimously approved.

Mid-Year Budget Reviews:

Discussion was held concerning budget reviews.

Brad presented the following Motions which was seconded by Marty:

MOTION: AVHA Budget review will be performed mid-year. Upon vote, unanimously approved.

MOTION: Article to be put in Summer newsletter for call for Budget Committee Volunteers. Upon vote, unanimously approved.

Approval of Monthly Financials:

Monthly Financials were not available.

Marty presented the following Motions which was seconded by Brad:

MOTION: Move to next agenda topic. Upon vote, unanimously approved.

AVHA Committees:

Discussion was held concerning committees.

Brad presented the following Motions which was seconded by Mike:

MOTION: Disband all inactive and prior AVHA Committees with exception of the “CC&R Review Committee, The Budget Committee, The Park Committee, and the “Newsletter/Website Committee”. Upon vote, unanimously approved.

Marty presented the following Motions which was seconded by Brad:

MOTION: Appoint Mike Board representative to the Budget Committee. Upon vote, unanimously approved.

Marty presented the following Motions which was seconded by Mike:

MOTION: Appoint Brad Board representative to the Park Committee and Board representative to the CC&R Committee. Upon vote, unanimously approved.

Mike presented the following Motions which was seconded by Brad:

MOTION: Appoint Marty Board representative to the Newsletter/Website Committee. Upon vote, unanimously approved.

Board Printing Cost Reimbursement:

Discussion was held concerning reimbursements as approved in budget to help recoup some of the cost for Board members for their expenses in printing board materials.

Brad presented the following Motions which was seconded by Mike:

MOTION: Approval of \$40 reimbursement check, each to be sent by NWCM to Brad and Marty. Mike to forgo reimbursement since newly appointed. Upon vote, unanimously approved.

Parking on Maplecrest:

Discussion was held concerning new parking restrictions on Maplecrest.

Brad presented the following Motions which was seconded by Marty:

MOTION: NWCM Manager to investigate if parking regulations on Maplecrest are being enforced properly. Upon vote, unanimously approved.

Greenville Park Management Agreement:

Discussion was held concerning city proposal for Greenville Park Management agreement.

Brad presented the following Motions which was seconded by Mike:

MOTION: Proposal was ratified to decline the city proposed amendment 01 agreement. Upon vote, unanimously approved.

MOTION: NWCM authorized officially bring in outside legal council to take over negotiations with City Of Banks. Upon vote, unanimously approved.

MOTION: Authorize outside legal council to proceed with negotiations with City Of Banks. Upon vote, unanimously approved.

Collections:

Discussion was held concerning attorney request for Collections.

Marty presented the following Motions which was seconded by Brad:

MOTION: Approve collections for Two Homeowners in arrears. Upon vote, unanimously approved.

MOTION: Request NWCM to provide additional information on a third homeowner. Upon vote, unanimously approved.

Mow Town Landscaping Bid:

Discussion was held concerning landscaping Bid provided by NWCM in packet. More information is needed on bid. Mike to follow-up.

Announcements:

- Marty announced that the next meeting of the AVHA Board of Directors to be held on 6/9/2008, at 7pm, at Banks Library Community Room.
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Adjournment:

Brad presented the Motion to adjourn the meeting which was seconded by Marty at 9:38pm. Upon vote, unanimously approved.

Respectfully Submitted,

Marty Ullery
Vice President

Date of Minute Approval