

ARBOR VILLAGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
11/12/2007 7:00 PM
Banks Public Library, Banks OR

Call to Order:

Brad called meeting to Order at 6:55pm.

Roll Call:

All Board members present.

President: Brad Barber

Vice President: Marty Ullery

Approval of Minutes:

Minutes of the 10/15/2007 Board of Directors Meeting were printed, distributed to, and read by the Board members in the 11/12/2007 meeting.

Marty presented the following Motion which was seconded by Brad:

MOTION: Approval of the 10/15/2007 Minutes as presented. Upon vote, unanimously approved.

Open Forum OR Owner Comments:

Dorothy Johnston, 42010 NW Broadshire Lane

- Dorothy brought a grievance to the board on reimbursement following fence installation clean up along hwy 6. Dorothy expressed that NWCM has not returned her phone calls and had bad e-mail address.
- Marty presented the following Motion which was seconded by Brad:
MOTION: AVHA Board will investigate history and more information on the matter from NWCM. If found there was no contact, Board will re-open the issue in the December monthly board meeting for discussion.

Juliet Ullery, 12535 NW Groveshire Ave.

- Juliet brought a grievance to the board that the Greenville park trash cans are only being emptied about every 2 weeks. She has been monitoring this.
- Marty presented the following Motion which was seconded by Brad:
MOTION: AVHA Board will contact the park committee to follow up on the matter with the City of Banks.

Marian, New home owner on Jarvis

- Marian would like to know more the City Park Master Plan and the changes to Greenville park.
- The board advised Marian that the AVHA does control or input into the City Park Master Plan and suggests she contact the Banks City counsel or the city Park Committee.

Approval of 2008 Draft Budget:

2008 draft budget presented by NWCM as part of monthly board packet received 11/9/2007.

After discussion of timing of receipt and timeline for approval, Marty presented the following Motions which were seconded by Brad:

MOTION: Budget Committee will review the 2008 draft budget on 11/14/2007 at 7pm.

MOTION: AVHA monthly Board meeting will be moved to December 3rd, to accommodate for NWCM needed approval date.

MOTION: AVHA Board to vote upon 2008 Draft Budget in 12/3/2007 monthly board meeting.

Approval of 2007 Reserve Study Report:

2007 Reserve Study report presented by NWCM as part of monthly board packet received 11/9/2007.

After discussion of timing of receipt and NWCM requested comments, Marty presented the following Motion which was seconded by Brad:

MOTION: Include the 2007 Reserve Study into the Budget Committee Meeting on 11/24/2007. Upon vote, unanimously approved.

Approval of Monthly Financial Report:

Monthly financial reports presented by NWCM as part of monthly board packet received 11/9/2007.

Marty presented the following Motion which was seconded by Brad:

MOTION: Approval of the October Financial Report as presented. Upon vote, unanimously approved.

MOTION: Approval of the Showplace Invoice as shown for irrigation repairs. AVHA Board will review Irrigation repair tracking in 6 months for divergence against budget. Upon vote, unanimously approved.

MOTION:

Announcements:

Brad announced that the next meeting of the Board of Directors would be held on 12/3/2007, at 7pm, at Banks City Hall.

Adjournment:

Marty presented the Motion to adjourn the meeting which was seconded by Brad at 8:40pm. Upon vote, unanimously approved.

Respectfully Submitted,

Marty Ullery
Vice President

Date of Minute Approval