

ARBOR VILLAGE HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
10/13/2008 7:00 PM  
Banks Library Community Room, Banks OR

**Call to Order:**

Marty called meeting to Order at 7:00pm.

**Roll Call:**

Board members present:

- Mike Wynkoop (Not present/Excused)
- Marty Ullery
- Brad Barber

**Open Forum –or- Owner Comments:**

- Presentation made to the Board by Vendor Solicitation for management services. The Board will take into advisement the information.

**Approval of Minutes:**

Minutes of the 09/08/2008 Board of Directors Meetings were reviewed by the Board members in the 10/13/2008 meeting. Minutes were approved and will be sent to NWCM for files.

**Flower Bed Soil Refresh:**

Open discussion was held on Showplace proposal to refresh the soil in the common area flower beds at a cost of \$75.

Brad presented the following Motion which was seconded by Marty:

**MOTION:** NWCM shall reiterate to Showplace the contractual maintenance agreement for flower bed replacement and refresh. Proposal by Showplace for soil refreshment in NOT APPROVED. Upon vote, unanimously rejected.

**Request For Temporary Suspension For Delinquency Charges:**

Discussion was held concerning inquiry to the board from NWCM about 2 temporary suspension requests for delinquency charges from homeowners.

Brad presented the following Motion which was seconded by Marty:

**MOTION:** Homeowner request from NW Bellingham Ct. shall have a temporary suspension with fees due by January 1, 2009. Upon vote, unanimously approved.

**MOTION:** Homeowner request from Atwater shall have a temporary suspension with fees due by December 1, 2008. Upon vote, unanimously approved.

**Irrigation Control Clock/Greenville Park:**

Open discussion was held concerning the repair of the irrigation control clock, soccer revenues received from the city, and park reserve funds allocation.

Brad presented the following Motion which was seconded by Marty:

MOTION: The \$1000.00 soccer revenue placed in the park reserve fund shall be moved from the park reserve to the general account to cover the cost of the \$619.20 fee for the irrigation clock repair. The remaining \$ 380.80 shall be applied to the \$1171.34 in overages from '08.

**AVHA Newsletter:**

Marty informed the Board that the Winter newsletter will be going to the printers the last week of October and deadline for submissions in Oct. 24<sup>th</sup>. Any articles shall be submitted by then.

Marty presented the following Motion which was seconded by Brad:

MOTION: Solicitation request by non-profit organization received from Banks UMC Thanksgiving dinner was reviewed for advertisement in Winter newsletter. Upon vote, unanimously approved.

**Monthly Financials:**

No financials were available from NWCM at time of this session.

**Irrigation Repairs Invoice:**

NWCM presented Showplace invoice for approval for irrigation repairs for sprinkler heads.

Marty presented the following Motion which was seconded by Brad:

MOTION: Approve invoice for \$141.40 repair work as presented. Upon vote, unanimously approved.

**Hwy 6 Fence Repair – Fence Style:**

Open discussion held concerning the “style” of fence being replaced by vendor.

Marty presented the following Motion which was seconded by Brad:

MOTION: NWCM to confirm with Square Deal Fencing that fence replacement going in is to match with previous fence repairs done. Upon vote, unanimously approved.

**Announcements:**

- Marty announced that the next meeting of the Board of Directors Meeting to be held on 11/10/2008, at 7pm, at Banks Library Community Room.

**Adjournment:**

Marty presented the Motion to adjourn the meeting which was seconded by Brad at 08:39 pm. Upon vote, unanimously approved.

Respectfully Submitted,

Marty Ullery  
Vice President

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Date of Minute Approval