

ARBOR VILLAGE HOMEOWNERS ASSOCIATION  
Annual Homeowners Meeting Minutes  
4/14/2008 7:00 PM  
Banks Library Community Room, Banks OR

**Homeowner Sign-in at 6:45pm**

**Call to Order:**

Brad called meeting to Order at 7:00pm.

**Roll Call:**

All Board members present.

President: Brad Barber

Vice President: Marty Ullery

NWCM Community Manager and Executive Manager present.

15 homeowners present

**Report on Quorum:**

NWCM reported on proxy count by mail in and attendance of 50.

Quorum of 85 "not met".

Brad presented the following Motion which was seconded by Marty:

**MOTION:** Cancel Annual Meeting due to lack of quorum. No reschedule of Annual Meeting will occur. Continue meeting as Monthly Board meeting. Upon vote, unanimously approved.

**Open Forum OR Owner Comments:**

Brad – AVH Board

- Brad announced a call for Committee to review CC&R's. If interested, please contact NWCM following this meeting or by web, email, or phone.

Homeowner

- Asked the board about Arbor Village community garage sale. The Board informed the homeowner that an external community social group (not associated to the AVHA) handles these events. If homeowners are interested in this group, please contact the board and we will contact the coordinator for this group with your information.

Homeowner

- Noted Newsletter Committee could ask City to include the newsletter in the City water billing since the AVHA is on a different schedule than the rest of the City as a cost savings item. The Board took the suggestion under advisement and will discuss at Mays Board meeting. Cost per newsletter, per quarter to each home is \$0.63, or \$2.53 per year.

Homeowner

- Submitted ACC approval form but was never notified if approved or not. Board will follow up on this item.

### **Open Discussion on Reduction of Annual Assessments:**

The Board opened the floor to questions on Reductions of Annual Assessments. The following topics were discussed for information purposes only.

- Park Watering and Park Agreement.
- Irrigation 2007 increases for Carriage Collections.
- Wood Fence along Hwy 6 repair done in 2006 and Insurance coverage.
- Removing Vendor provided Landscaping requirement for Carriage Collections homes.
  - Requires Change to CC&Rs.
  - NWCM will confirm in the CC&Rs to see if the 75% rule for the change is required by “all” homeowners or only the Carriage Collection homeowners.
- Private Street Responsibility Notifications.

### **Election of Board of Directors:**

Brad presented the following Motion which was seconded by Marty:

**MOTION:** Enact Board approval for election of Treasure/Secretary Director position in lieu of quorum. Upon vote, unanimously approved.

Two nominations were made:

- Margaret Brady (self nominated)
- Michael Wynkoop (nominated by Board member Marty Ullery)

The Board opened to the homeowners in attendance advisement via silent vote done via ballot.

Upon review of silent vote results from homeowners, Marty presented the following Motion which was seconded by Brad.

**MOTION:** Michael Wynkoop to fulfill the position of Treasure/Secretary on the AVHA Board of Directors . Upon vote, unanimously approved.

### **Approval of Monthly Financial Report:**

March financial reports presented by NWCM for board approval.

NWCM informed the Board the “Mow Town” bid proposal is inaccurate and please ignore.

Brad presented the following Motion which was seconded by Marty:

**MOTION:** Approval of the March Financial Reports as presented with exception of Mow Town bid proposal. Upon vote, unanimously approved.

### **Announcements:**

- Brad re-announced a call for Committee to review CC&R’s. If interested, please contact NWCM following this meeting or by web, email, or phone.
- Brad announced the next Board meeting will be held May 12<sup>th</sup> at 7pm.
- Marty announced the AVHA Web Site address of [www.arborvillage.org](http://www.arborvillage.org).

**Adjournment:**

Brad presented the Motion to adjourn the meeting which was seconded by Marty at 8:38pm.  
Upon vote, unanimously approved.

Respectfully Submitted,

Marty Ullery  
Vice President

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Date of Minute Approval