

ARBOR VILLAGE HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
7/14/2008 7:00 PM  
Banks Library Community Room, Banks OR

**Call to Order:**

Brad called meeting to Order at 7pm.

**Roll Call:**

Board members present:

    President: Brad Barber

    Treasurer: Michael Wynkoop

Board members not present:

    Vice President: Marty Ullery

**Open Forum OR Owner Comments:**

Homeowner asked for information about a lawn care letter they had received. Homeowner was satisfied with discussion of the CC&R involved.

Homeowner expressed concern over vacant lot in development owned by West Hills not being maintained. Management to be contacted to research AVHA authority over that area.

**Approval of Minutes:**

Minutes of the 6/9/2008 Board of Directors Meeting were reviewed by the Board Members in the 7/14/2008 meeting. Minutes were approved and will be sent to NWCM for files.

**Good Neighbor Awards:**

Mike presented the following Motion which was seconded by Brad:

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

**Site Review Standards:**

Site review standards were discussed. Board was overall pleased with changes management had made. Management was notified regarding some pictures being mislabeled.

**Delinquencies:**

Concern about billing going out late enough to cause many payments to come in a month late and accrue a \$2.19 penalty. Board accepts that the number of penalties could have been reduced by contacting homeowners sooner.

Brad presented the following Motion which was seconded by Mike:

MOTION: Amnesty to be given for all outstanding balances under \$5.00. Upon vote, unanimously approved.

MOTION: Motions to send pending collections issue for lien prep. Upon vote, unanimously approved.

**ACC:**

Board defined expectation on Newspaper boxes installed on lots should be of attractive materials, and constructed in an aesthetically pleasing manner.

Brad presented the following Motion which was seconded by Mike:

MOTION: ACC and HOA will not review questions regarding trees, all requests are superseded by the authority of the Banks Tree Board. Upon vote, unanimously approved.

MOTION: Landscaper to be notified that the AVHA was disappointed in how the trees were trimmed in January. NWCM to resolve with landscaper. Upon vote, unanimously approved.

MOTION: Mike to walk Common area and report on trash litter/pickup to verify areas are being policed properly. Upon vote, unanimously approved.

MOTION: ACC committee was reinstated. NWCM is to be notified of the 4 volunteers. Upon vote, unanimously approved.

MOTION: Board representative on ACC committee to name interim chairperson until committee can vote in a chairperson to be approved at the Aug board meeting. Upon vote, unanimously approved.

MOTION: Proposed ACC Online Request form reviewed. Changes suggested. Form approved to go online after changes are made. Upon vote, unanimously approved.

MOTION: In reference to sidewalks, NWCM to initiate a budget study on what the liabilities are and reply within 60 days, with their internal budget personnel. (Cost to replace in the future, and is it covered under insurance) Upon vote, unanimously approved.

**Website:**

Mike presented the following Motion which was seconded by Brad:

MOTION: Committee Chairpersons to be given the ability to generate emails from the Arbor Village website on behalf of their respective committees. Upon vote, unanimously approved.

**Monthly Financials:**

Brad presented the following Motion which was seconded by Mike:

MOTION: Approve monthly financials as presented by NWCM in monthly Board packet. Board will contact NWCM about billing concern. Upon vote, unanimously approved.

MOTION: Money that was in the money market account, instead of checking move to the reserves. Upon vote, unanimously approved.

**Boy scouts:**

Boy scouts volunteering to help repair the vinyl fence is having some scheduling problems. Mike is to finalize arrangements. Board reviewed NWCM's confirmation that the Boy Scouts are fully covered by our Insurance.

Brad presented the following Motion which was seconded by Mike:

MOTION: \$50 check to be cut to Pizza Hut for Boy Scout pizza party for their efforts. Upon vote, unanimously approved.

**Park Committee:**

Brad presented the following Motion which was seconded by Mike:

MOTION: Approve up to \$100 for the Park Committee a one year window if they need to grind the 2 stumps next to the gazebo. Money is withdrawn July 14th of next year. Upon vote, unanimously approved.

**Move Board Meeting Time:**

Brad presented the following Motion which was seconded by Mike:

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

**Bids:**

Mike presented the following Motion which was seconded by Brad:

MOTION: Notify NWCM that fence bids are not acceptable for vote. Upon vote, unanimously approved.

MOTION: Notify NWCM that further information on the bark bids must be provided, including for how many yards were used on the previous mulching vote. Upon vote, unanimously approved.

**Private Street Letters:**

Brad presented the following Motion which was seconded by Mike:

MOTION: Approve Letter to home owners about street repairs with changes. Upon vote, unanimously approved.

**Newsletter Committee:**

Brad presented the following Motion which was seconded by Mike:

MOTION: Approve payment of invoice to printing company. Upon vote, unanimously approved.

**Announcements:**

- Brad announced that the next meeting of the Board of Directors would held on 8/11/2008, at 7pm, at Banks Library Community Room.

**Adjournment:**

Brad presented the Motion to adjourn the meeting which was seconded by Mike at 9:30pm. Upon vote, unanimously approved.

Respectfully Submitted,

Mike Wynkoop  
Treasurer

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Date of Minute Approval