

ARBOR VILLAGE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
12/3/2007 7:00 PM
Banks City Hall, Banks OR

Call to Order:

Brad called meeting to Order at 7pm.

Roll Call:

All Board members present.

President: Brad Barber

Vice President: Marty Ullery

Approval of Minutes:

Minutes of the 11/12/2007 Board of Directors Meeting were printed, distributed to, and read by the Board members in the 12/3/2007 meeting.

Brad presented the following Motion which was seconded by Marty:

MOTION: Approval of the 11/12/2007 Minutes as presented. Upon vote, unanimously approved.

Open Forum OR Owner Comments:

Juliet Ullery, 12535 NW Groveshire Ave.

- Juliet asked about grievance follow-up from 11/12/07 meeting concerning garbage pickup in Greenville park.
- Board reported matter was follow-up on by Park Committee. Pickup of Garbage is performed bi-weekly and billing from vendor is appropriate.
- No further grievance on this inquiry, issue closed.

Juliet Ullery, 12535 NW Groveshire Ave.

- Juliet asked about light repair in Greenville park.
- Board informed Mrs. Ullery that repair was approved and will be performed as coordinated through city contractor.
- Question arose on "exactly" which light is being repaired.
- Brad will followup with City on which light is being repaired and also ensure it is not a light post owned by PGE.

Grievance from Homeowner Ms. Johnston:

Request from homeowner to AVHA/NWCM to pay \$50 for debris removal from Hwy 6 wood fence repair. History and timeline on issue presented by NWCM as part of monthly board packet received 12/2/07.

After review of history, timeline, and discussion, the following motions were presented by Brad and seconded by Marty:

MOTION: AVHA Board approves \$25 be paid to Ms. Johnston upon vote, unanimously approved.

- Homeowner was present at 12/3/07 meeting and is aware of motions approved.

Topics for Management Inquiry for December:

After brief discussion, Brad presented the following topics of interest to follow up with management on during month of December in which were seconded by Marty.

MOTION:

1. Ways to possibly improve tracking water costs.
2. Are we over watering on Trellis Way?
3. Why are we being charged \$36 Change in board packet charges
4. Effectiveness of Site reviews
5. What is our Collections effectiveness?
6. When will insurance on wood fence be verified?

Private Street Notifications:

Concern of Homeowners living on private streets are not aware of their responsibility for maintenance of the street.

After discussion, Brad present the following motion which was seconded by Marty

MOTION: Letter to be provided to residents of private streets from NWCM as reminder to responsibility for maintenance of the street; to be sent with proxy vote/notification mailing for 2008 AVHA Annual Meeting. Upon vote, unanimously approved.

Approval of 2008 Draft Budget:

2008 second draft budget presented by NWCM as part of monthly board packet received 11/2/2007.

After review and discussion, Brad presented the following Motions:

MOTION: Add to 2008 Budget reserve for sealing wood fence along Hwy 6. FAILED upon motion, NOT approved.

MOTION: Seconded by Marty, 2008 Second Draft Budget approved as presented. Upon Vote, unanimously approved.

- Marty to fax signed and approved budget to NWCM 12/4/07.

Announcements:

- Brad announced that a closed meeting with City Lawyer on Park Agreement draft will be on Wednesday, 12/5/07. Any board members are welcome to attend.
- Brad announced that the next meeting of the Board of Directors would be held on 1/8/2008, at 7pm, at Banks City Hall.

Adjournment:

Marty presented the Motion to adjourn the meeting which was seconded by Brad at 8:15pm. Upon vote, unanimously approved.

Respectfully Submitted,

Marty Ullery
Vice President

Date of Minute Approval