

ARBOR VILLAGE HOMEOWNERS ASSOCIATION  
Board of Directors Meeting Minutes  
12/14/2009 7:03 PM  
Banks Library Community Room, Banks OR

**Call to Order:**

Mike called the meeting to order at 7:03pm.

**Minutes:** Mike presented the following Motion regarding Minutes from November meeting, which was seconded by Brad:

**MOTION:** Minutes from November meeting approved. Upon vote, unanimously approved.

**Financials:** Brad presented the following Motion which was seconded by Mike:

**MOTION:** October Financials to be approved. Upon vote, unanimously approved.

**Community Association Partners:** Mike presented the following Motion which was seconded by Brad:

**MOTION:** No invoice fee will be assessed to any owner owing less than \$20.00 to the Association. Owners owing more than \$20.00 will be assessed an invoice charge of \$20.00 as per the management contract. Any owner carrying a balance will be charged interest on the balance in keeping with the governing documents. Owner with balance less than \$20.00 will be charged a \$1.00 statement charge with the statement showing the balance mailed to them so that the account can be brought current. Upon vote, unanimously approved.

**Water Leak:** Mike presented the following Motion which was seconded by Brad:

Repairs to water lines to be scheduled by CAP for end of February to insure no further freezing before pressurizing and testing the system. Upon vote, unanimously approved.

**Reserves:** Brad the following Motion which was seconded by Mike:

Funds to be moved into reserves for repayment January 2010. Upon vote, unanimously approved.

**ACC:** Brad presented the following Motion which was seconded by Mike:

Due to the responses from homeowners, at the time Showplace feels most appropriate to install new trees, 42028, 42040, 42052, 42064, and 42069 Barton are to be replaced. 2 weeks prior the replacement a letter is to be sent to the homeowners describing the dates and time frame of the work and details regarding the species of tree to be used. Upon vote, unanimously approved.

**Wetlands:** Mike presented report on condition of fence along the wetlands.

One rail along the Walkway is now punctured.

**Announcements:** Arbor Village HOA meeting to be held Monday January 12th, 7pm at Banks Library Community Room.

**Adjournment:** Mike presented the **Motion** to adjourn the meeting which was seconded by Brad at 7:20pm.

Upon vote, unanimously approved.

Respectfully submitted,

Brad Barber  
Treasurer/Secretary

---

Date of Minute Approval