

**Abiqua Heights Homeowners Association**  
**Board of Directors Meeting Minutes**  
**Tuesday, February 11, 2014**

**Call to Order**

**Draft**

The meeting was called to order by Board President, Tony Helbling, at 6:30 p.m. Other board members present were Steve Barrett, David Danskey, Nikkie McIntire and Dave Paul. David Danskey made a motion to move to executive session to discuss legal counsel issues, commons maintenance contract bid and selection of a collections agency. Motion was seconded by Nikkie, and passed unanimously.

At approximately 6:45 p.m., the Board returned from executive session and Tony resumed the regular meeting at 7:00 p.m. There were 8 additional association members present during the regular meeting.

**Minutes**

Minutes for the Board of Directors Meeting held January 14, 2014 were approved as presented.

**Open Membership Session**

A member raised a concern about the quality of tree trimming by the arborist used by the association. This concern will be taken into consideration as the association discusses contract negotiations for maintenance of the commons.

**Treasurers Report**

- Year-end financial reports. As required by the AHHA bylaws the annual financial report has been published on the website.
- Dues invoices. To date there are 46 lots with unpaid dues assessments. Our 2014 dues collection period is coming to an end March 1. Thank you to all who have already sent in their dues. A reminder will be posted on the official website.

**Board Report**

The board received three written communications:

- A letter from the Marion County Juvenile Department thanking the association for donated redwood to the Marion County Alternative Programs during the year 2013.
- A letter from a member sharing a safety concern in which she witnessed a resident's dog charge a lady walking her small dog on leash in front of the resident's house. The owner has been notified about the safety concern.
- A letter from a "Concerned AHHA Homeowner" but with no other identification. The owner stated that there seem to be CC&R violations in the neighborhood in Section 10. Landscaping; Section 12. Animals; Section 13. Vehicles and Section 16. Trash Collection and Storage. The listed concerns were without specifics as to location or dates of alleged violations. The board reminds homeowners they are unable to act upon anonymous concerns and without a filed Incident Report.

## **Committee Reports**

No committee reports

## **Unfinished Business**

- A. Commons Maintenance contract. This was an item discussed in executive session. Tony made a motion to send the proposed contract being considered for acceptance to the association attorney for legal review. The motion was seconded by Steve and unanimously passed (5-0).
- B. Storm drain/detention pond infrastructure. Dave Paul made a motion to have an engineering firm prepare a blue print of the two proposals for restructuring the pond area to meet the requirements for the retention pond, with cost not to exceed \$3,000.00. The motion was seconded by Tony and unanimously passed (5-0). Having engineered drawings of the proposed restructuring of the pond is a first step, which would be followed with city approval and then bid estimates for cost of proposed restructuring. The proposal with cost estimates will be submitted to the association for further feedback. The board has encouraged member feedback on this project but has received little response, which indicates to the board that association members are in agreement with the process so far.
- C. The board made no change in the association's collection agency, Community Collect.

## **New Business**

- A. Board meeting location. The library does not have an available room for our March meeting. The room is available for April, May and June. If we are unable to find a room for March, a member attending the meeting volunteered their house.
- B. AHHA Webmaster change. Weston Pay, who has volunteered to be the Webmaster, was introduced. Weston's occupation is Information Technology, primarily in the area of website design. Dave Paul made a motion for the board to officially appoint Weston as the AHHA Webmaster. The motion was seconded by Steve and unanimously passed (5-0). Fernando Ghio is again thanked for his dedicated service as Webmaster and at a time of great need.
- C. Reinvestment of Reserve Fund CD's. This item was tabled at the last meeting. The board agreed to allow the CDs to roll over at the bank for another term.
- D. Action as a result of the executive session. Abiqua Homes LLC has presented to the board proposed paper work to correct the flaw in paper work assigning declarant rights from 2005 to the present. Tony made a motion to send these papers to the attorney for review. The motion was seconded by Steve and unanimously passed (5-0).

Adjournment at 8:40 p.m.

Next Meeting: March 11, 7:00 pm  
TBD

Board Planning meeting  
TBD

Respectfully Submitted  
/s/ Dave O. Paul  
Dave O. Paul  
Secretary

Board approved: