

**Abiqua Heights Homeowners Association  
Board of Directors/Annual Meeting Minutes  
Tuesday, November 18, 2014  
Silverton Senior Center**

Call to Order – roll call

**DRAFT**

The meeting was called to order by Tony Helbling, at 7:00 p.m. Other board members present were Steve Barrett, David Danskey, Nikkie McIntire and Dave Paul. There were 16 members present and the Bylaws allow absentee ballots to be counted to constitute a quorum for the annual meeting. A quorum is 20% of the membership. The members present, plus the returned ballots totaled 26 and did not meet the quorum requirement of 31 for the annual meeting. Due to a lack of a quorum for the annual meeting and in accordance with the Bylaws Article III Section 1, the annual meeting was adjourned until Thursday, November 20<sup>th</sup> at 5:00 to meet at Barrett's house. The Board of Directors portion of the meeting continued in session.

**Minutes**

Minutes for the Board of Directors Meeting held October 21, 2014 were approved as presented.

**Proof of Notice of Annual Meeting –**

10/17 – October agenda; 10/23 – Petition for Candidacy; 10/30 – October draft minutes; 11/3 Proposed 2015 Budget; 11/6 – Election ballots; Posted on AHHA website since October

**Election of Board of Directors**

Ballots that had not previously been turned in were collected to be counted by the the vote counters: Jack Conner, Chris Conner and Bette Stewart.

**Open Membership Session**

- One member asked the board if they knew why a tractor had been parked for about a week at the end of Chikamin Loop where it connects with Chee Chee. No one had any information, suggested the police be called.
- The treasurer responded to a member request for clarification regarding the Reserve account funding.

**Treasurers Report**

- November ProGrass billing was \$4,600
- The sequoia tree planting for \$1,650 was charged to Amenities Committee
- Water to the commons was turned off for the winter
- Board of Director charges: (a) shelving for the storage unit: \$158.99 (b) key made by code for the file cabinet: \$15.00
- David Danskey made a motion for the Association to pay the water bill in December if it exceeds the remaining budget. The motion was seconded by Tony and unanimously approved.

**Board Report**

Newly planted redwood tree will need to be watered in the Spring

**Committee Reports**

Minutes for the meeting of the Architectural Review Committee (ARC) for October were made available to the Board prior to the meeting. Next ARC meeting Date: December 8, 2014, 7:00 PM; at 1100 Skookum Drive. There

was also a discussion about status of the incident report on lot 135 and next steps. ARC received a letter from the city giving a waiver for lot 108 to not replace one of its street trees. The city may later try to get a tree to grow there.

### **Unfinished Business**

- A. Lunch table replacement  
A Parkway Picnic table with evergreen powder-coat metal finish and cedar colored recycled plastic slates has been ordered at \$890.00. To be ready some time in December.
- B. Reserve Study update  
Recommended changes will be sent to Schwindt & Co. for up dating the Reserve Study and Maintenance Plan draft; many of the start dates needed to be corrected.
- C. Redwood tree planting  
The replacement tree was planted in the commons on Friday October 24 between 12:00 and 1:00.
- D. HOA Management search  
HOA Management companies being considered are Affinity Group Inc. in Lake Oswego; Invest West Management in Salem and Taylor Real Estate & Management LLC, in Salem. The board requested references from two of the HOA companies.

### **New Business**

- A. 2015 Budget approval  
The preliminary 2015 budget was e-mailed to the membership in October for member comment. No e-mail comments have been received. Dave moved to approve the 2015 Budget. The motion was seconded by Tony and unanimously passed ( 5-0). The annual dues for 2015 are set at \$357.00.
- B. Fall leaf clean up  
Due to the large amount of leaves blowing from the northern part of the Commons onto Shelokum Drive, there will be one more leaf pick up on Wednesday.
- C. Member directory  
Up dated AHHA member directory to be emailed out to the members in December.

### **Adjournment**

Next Meeting: December 9, 7:00 pm  
Location: Silverton Senior Center

Board Planning meeting  
TBD  
Silverton Senior Center

**November 20<sup>th</sup>, 5:00 PM continuance of Annual Meeting adjourned November 18<sup>th</sup>.**

Dave Paul called the meeting to order; Steve Barrett and David Danskey were present. Thirteen additional ballots were received and counted. The additional ballots brought the total to 37 and the quorum count required 31. Steve Barrett and Darren Von Flue elected as Board of Directors members. The meeting adjourned at 5:30 p.m.