

*Abiqua Heights*  
*Homeowner's Association*  
**MINUTES**

January 21, 2016

**BOARD MEETING**

Silverton Senior Center: 115 Westfield St. Silverton OR 97381

Board Member Attendance:

Steve Barrett--President, Todd Ferrell--Secretary, Wayne Trucke--Treasurer, Mike Schwingel--Director,  
David Ortega--Director.

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- 1. 7:00 PM: OPENING OF MEETING: OPEN MEMBERSHIP DISCUSSION:**  
There were no new homeowner issues brought up for discussion.

**ACCEPTANCE OF MINUTES:**

The minutes of the last two meetings were provided for acceptance.

Board Meeting: November 17, 2015

Organizational Meeting: December 10, 2015

There was a motion passed to accept the minutes as presented.

- 2. FINANCIAL REPORTING AND REVIEW:**

**TREASURER'S REPORT:**

There was a brief report from Wayne with available balances as follows:

Operating Account: \$2,970.87

Operating Savings: \$39,049.78

Reserve Savings: \$58,682.35

- 3. BOARD OFFICER REPORTING:**

Steve Barrett explained that there are several issues that we will discuss under unfinished and new business listed on the agenda.

- 4. COMMITTEE REPORTS**

**Welcome Committee:**

David Stewart gave a brief update. He explained that the welcome committee had visited 3 new owners recently and that he was resigning from the committee at this time as he is unable to continue.

**ARC Committee:**

There was general discussion of a recent City approval of 2 new homes with one of the homes with the structure extending 3 to 4 feet over the foundation wall.

- 5. UNFINISHED BUSINESS AND NEW BUSINESS:**

**Retention Pond Discussion:**

Mike Schwingel provided an update of issues related to the drainage pond. He explained that the system has always been undersized since it's inception and that improving the overall depth would help. The catch basins may be too small and we may need to share in the cost with the City in order to expedite necessary improvements. He also explained that the Earthworks proposal would need a little more research before seeking full board

**Retention Pond Discussion:** (continued from page one)

approval. After lengthy discussion of issues there was a motion passed for Mike to gather 3 estimates from 3 engineers to provide a report on what needs to be done. It was also suggested that homeowner Jack Conner stay involved in the future.

**AHHA Owner Directory Maintenance:**

There was lengthy discussion of how to keep the owner directory current and up to date as there are sales with new owners in the future. There was a motion passed for Todd Ferrell to maintain the directory as necessary in the future.

**P.O. Box Pick Up:**

There was discussion of the need to have someone pick up mail from the PO Box regularly. Todd volunteered to do this on a regular basis.

**Replying to Member emails:**

There was discussion of the response necessary to homeowner emails. It was agreed that Steve Barrett would be the first line of communication.

**Website Maintenance and Coordination:**

There was discussion of the fact that the webmaster (Weston) no longer lives in Abiqua Heights. Todd volunteered to talk with him about continuing to maintain the website on behalf of the HOA.

**Next Meeting Date:**

Monday, February 15<sup>th</sup>, 7 PM.

**9:05: Adjournment**

Respectfully Submitted,  
Tim Benintendi  
Affinity Group Inc.  
Property Manager, Broker