

Abiqua Heights
Homeowner's Association
MINUTES

February 15, 2016

BOARD MEETING

Silverton Senior Center: 115 Westfield St. Silverton OR 97381

Board Members Present: Steve Barrett--President, Todd Ferrell, Secretary, Wayne Trucke, Treasurer,
Mike Schwingel—Director, David Ortega--Director

Pg. 1 of 2

1. 7:00 PM: OPENING OF MEETING: OPEN MEMBERSHIP DISCUSSION:

There were no new homeowner issues brought up for discussion.

ACCEPTANCE OF MINUTES:

There was a motion to accept the minutes of the last board meeting of January 21, 2016 with the correction of adding the wording that each motion was seconded and also to accept the minutes of the executive session of January 29th. The motion was seconded and passed.

2. FINANCIAL REPORTING AND REVIEW:

There was a brief update from Wayne on the finances with the account balances provided. The property manager explained how the monthly reports would also include the year to date budget information starting next month so that expenses could be tracked each month. There was also discussion of the homeowners who have not yet paid the annual dues are to receive another billing from the property manager.

TREASURER'S REPORT:

Operating Account: \$ 2,915.87
Reserve Account: \$39,050.09
Reserve Account: \$58,682.82
Cert. of Deposit: \$ 3,371.72
Cert. of Deposit: \$ 3,371.72
Operating Account: \$27,506.24 (Affinity)
Total Funds \$134,898.46

3. COMMITTEE REPORTS

Nominate Committee Members:

There was discussion of the need for more committee members to assist the board. Todd Ferrell and Mike Schwingel both nominated the names of several homeowners who are interested in volunteering. The names suggested for board consideration by the time of the next meeting are: Restoration Committee: Laurie Rosborough, Naseem Rahka, Shelly Nealon, Margaret Tinwall, Joan Nelson. Amenities : Bud Stewart, Robyn Bringans, Larry Tingwall, Roger Tauman, Mike Schwingel.

Additional Committees: There was a suggestion from Wayne Trucke that we also consider having committees for communication, events and maintenance.

Welcome Committee:

David Stewart reported that there are at least two lots in development at this time.

ARC Committee:

David Stewart mentioned that there were a few minor house plans approved since the last board meeting.

Webmaster Access:

There was brief discussion of the need to have board members involved with communicating to the webmaster (Weston) of documents to add or any changes that would need to be made with the Abiqua website. There was consensus that Steve Barrett and Todd Ferrell would be the two designated for this.

4. UNFINISHED BUSINESS AND NEW BUSINESS:

Meeting was adjourned at 8:00 PM to review contracts and reconvened at 8:32 PM.

Evaluate Progress Revised Contract: There was a motion which was seconded and passed to have Progress do an initial clean up with a cost of \$960.

Evaluate Earthworks Contract: There was a motion which was seconded and passed to discuss with Earthworks a cost reduction if some of the items in their proposal were eliminated. Once we have the revised contract then a final decision can be made and budgeted for.

Retention Pond Discussion:

Mike Schwingel: There was a brief update from Mike. He explained that if there was more depth to the pond then it would improve water quality and that we are still waiting on more information from the City (Paul Eckley).

Next Meeting: Scheduled for Thursday, March 10th, 7 PM.

8:53: Adjournment

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