

Abiqua Heights
Homeowner's Association
MINUTES

June 9, 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

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1. 7:00 PM: OPENING OF MEETING:

Open Membership Discussion:

The open session had four comments, two concerning the management company, one concerning the proper application of rules in conflict resolution and one urging a more timely distribution of the Agenda for AHHA Board meetings.

Wayne made a motion to adjourn to executive session. The motion was seconded and passed with a 3-1-1 vote. Steve being the no vote and Mike abstaining.

Executive session began at 7:13 PM and then the regular board meeting was reconvened at 8:45 PM.

Executive Session Results: There was a motion passed following a decision in executive session that the contract of Affinity Group would not be continued and a 60 day notice is given at this meeting for an ending date of August 8th. Three board members were in favor of the motion, one abstained and one against. It was also decided in executive session that an owner is to receive a warning notice concerning the need to keep their lot clean at all times during construction.

ACCEPTANCE OF MINUTES:

The minutes of the last meetings were provided for acceptance. There was a motion from Todd to accept the minutes as presented of the May 12th board meeting and the May 31st planning meeting, 2016. The motion was seconded by Steve and passed.

2. FINANCIAL REPORTING AND REVIEW:

TREASURER'S REPORT: Wayne gave an overview of the finances as listed here and mentioned that if anyone has any questions or needs more information to let him know.

May 30, 2016 Balances:

Operating Account:	\$ 3,276.48
Operating Savings:	\$39,051.44
Reserve Account:	\$62,685.94
Cert. of Deposit:	\$ 3,373.74
Cert. of Deposit:	\$ 3,373.74
Operating Account:	\$34,187.19 (Affinity)
Total Funds	\$145,948.53

3. COMMITTEE REPORTS

Welcome Committee: Margaret Tingwall briefly discussed a new owner at 405 Tillicum.

ARC Committee: It was mentioned that July 11th was to be the next meeting.

Amenities Committee: It was mentioned that there is not going to be a July meeting

COMMITTEE REPORTS (continued from page one)

Reforestation Committee Report: Mike suggested the Reforestation Committee meet with the Amenities Committee to re-evaluate the proposal and both Todd and Karen Trucke agreed with that idea. There was lengthy discussion that the report was not fully accepted but David Ortega made a motion that the Ad Hoc Reforestation Committee report for further evaluation and consideration and that it be made available to the members and that it could be posted on the website. The motion was seconded by Wayne and passed.

There was a second motion concerning the Reforestation Committee that called for the merging of the Reforestation Committee and the Amenities Committee for the purpose of finalizing a planting plan. The vote was 5-0.

It was decided by consensus that there were two dead trees that needed removal and the final decision would rest with Todd with a budget of up to \$625 for this.

4. UNFINISHED BUSINESS AND NEW BUSINESS:

Update of Board Manual: The board manual is scheduled to be completed by September.

Update on Pond: Mike read from a detailed report that is enclosed as part of these minutes for the record.

Member Roster Update: 100 Respondents, 70 Yes, 23 No, 7 Unclear. Original copies were given to Todd.

9:30: Adjournment

Next Meeting: July 14, 2016

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