

**Abiqua Heights Homeowner's Association**

Draft Minutes – July 14, 2016

Board Meeting

Silverton Senior Center: 115 Westfield St. Silverton OR 97381

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

7:00 PM: OPENING OF MEETING: The meeting opened with traditional self- introductions by all members present.

OPEN MEMBERSHIP DISCUSSION: Dave Stewart requested a detailed accounting of both income and expenses for the year 2016. Treasurer Wayne Trucke stated, he had received accounting reports from the Affinity Group shortly before the meeting and that he would send the requested information to Mr. Stewart and any other member as soon as he could combine his information with that sent by the Affinity Group. There were no other comments.

1. ACCEPTANCE OF MINUTES: There was a motion to accept the minutes (Wayne/Todd) of the last board meeting of June 9, 2016 as presented. The motion passed 5-0.

2. FINANCIAL REPORTING AND REVIEW: There was a brief update from Wayne on the finances with the account balances provided. The financial information from the Affinity Group was made available earlier today (July 14) and detailed information would follow. Wayne made the offer to send the information to any member that requested it.

TREASURER'S REPORT:

Operating Account:	\$ 3,276.48
Operating Savings Account:	\$ 39,051.76
Reserve Account:	\$ 62,686.45
Cert. of Deposit:	\$ 3,373.74
Cert. of Deposit:	\$ 3,373.74
Operating Account:	\$ <u>31,579.84 (Affinity)</u>
Total Funds	\$ 143,342.01

3. BOARD REPORT: Steve Barrett informed the members that all mailboxes presently available for new construction had been assigned an address. He indicated that new builds on corner lots would need to reconcile their requested address with the Postal Service. He also noted some conflict of street names used in the community with those the Postal Service used.

Todd Ferrell reminded the Board of the coming renewal date for AHHA insurance and the need for any review.

Todd Ferrell requested authorization to purge the website email list of names no longer associated with the Abiqua Heights community.

#### 4. COMMITTEE REPORTS:

ARC COMMITTEE: The Committee reported a busy and productive meeting with minutes sent to the Board. It was noted that Jean Steuart was retiring from the ARC. The Board thanks her for her service. The next ARC meeting is August 1.

WELCOMMING COMMITTEE: Shelly Nealon reported the work of the Committee and relayed a particularly complimentary email the Committee had received from one of the newly welcomed members.

AMENITIES COMMITTEE: Chairperson Karen Trucke informed the Board that no plan had been developed or was in the planning stages for rip rap into the upper pond due to a lack of information from the City of Silverton. Request for information from the City has not been answered.

AMENITIES/REFORESTATION COMMITTEE: The Committee has spent many hours developing locations for and varieties of trees that it seeks to make into a concrete proposal. Flags have been placed in the Commons and a map developed to plant 23 trees. The Committee referred past AHHA documentation for clarification which was needed before a concrete plan could be developed.

#### 5. UNFINISHED BUSINESS:

The Master Plan, developed years ago, is considered and accepted as a guideline for the community. Concern was raised over its legal status. A motion was made to send the document to the AHHA legal counsel for review (Mike/Steve). The motion was defeated. Yea, Mike and Steve; Nay, Wayne and David; and abstaining, Todd.

A motion was made to accept the preliminary plan (Wayne/David) from the Amenities/Reforestation Committee for Board review. The submitted preliminary plan calls for 23 trees. The motion makes way for the Tree Planting Policy 08-01 to be invoked, allowing for a

formal proposal with costs to be developed. The motion also directed a letter for member input to be sent via U. S. Mail. The motion passed 4-1 (Steve, Nay).

**NEW BUSINESS:**

A motion was made (Mike/David) to authorize Todd to vent and screen the pump house to reduce the heat inside that can compromise the longevity of the working pumps. The motion passed 5-0.

Mike Schwingel presented a lengthy update on issues with the pond's inflow and depth. The report will be made available on the website.

A motion was made (Todd/Wayne) to accept Don Kaminsky as a new member for the ARC Committee. His nomination was approved 5-0.

Next Meeting: Scheduled for Thursday, July 21, 4:00 PM in the Commons

9:02: Adjournment

Todd Ferrell  
AHHA Secretary