

**Abiqua Heights Homeowner’s Association**

Draft Minutes – August 18, 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

6:30 - 7:30 PM: Executive Session

7:30 PM: General Meeting

OPEN MEMBERSHIP DISCUSSION: There were no comments.

1. ACCEPTANCE OF MINUTES: There was a motion (Wayne/Todd) to accept, as presented, the minutes of the July 14, 2016 and the July 21, 2016 board meetings. 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 final financial information from the Affinity Group was not available and would not be available until the end of August.

**TREASURER’S REPORT:**

Operating Account:	\$ 4369.07
Operating Savings Account:	\$ 31,052.07
Reserve Account:	\$ 62,686.98
Cert. of Deposit:	\$ 3,373.74
Cert. of Deposit:	\$ 3,373.74
Operating Account (Affinity):	<u>\$ 28,026.11</u>
Total Funds	\$ 132,881.71

3. BOARD REPORT: Todd Ferrell sought approval for filing the AHHA’s corporate document with the State of Oregon.

The Board noted the coming renewal date for AHHA insurance and the need for any possible review.

The Board recognized the need to start planning for the 2017 budget.

**4. COMMITTEE REPORTS:**

- **ARC COMMITTEE:** There was no report. Minutes have sent to the Board and August approvals are on the website. The next ARC meeting is September 19, 2016.

- WELCOMMING COMMITTEE: Margaret Tingwall reported for the committee on visits to new members. The committee seeks quicker notification to the new members of the community.
- AMENITIES COMMITTEE: Chairperson Karen Trucke informed the Board that the committee would be working on projects and a budget for 2017. The next Amenities meeting is September 7 at 6:00 PM in the Commons.
- AMENITIES/REFORESTATION COMMITTEE: The Committee presented its detailed report to the Board with costs for the proposed trees and planting. Four vendors had presented bids for the plantings.

#### 5. UNFINISHED BUSINESS:

Pond Improvement Project – A motion was made (David/Wayne) to fund the Pond Improvement Project with a ceiling of \$20,000.00. The funds already spent on the EEI report (\$2367.00) detailing soil conditions is part of the overall budget. The project includes draining and excavating the pond. The desired impacts of this project are to improve the health and aesthetics of the pond. The motion passed 5-0.

Reforestation Project - A motion (Wayne/Todd) was made to accept the August 14, 2016 report from the Amenities/Reforestation for Board consideration. The motion passed 3 (Wayne, Todd, David) aye, 1 (Steve) no, one (Mike) abstention. The protocols from the AHHA's Tree Planting Policy will be followed. A motion (Wayne/David) was made to send a letter to the members via USPS detailing the proposal and asking for comment. The motion passed 4 -1 (Steve).

#### 6. NEW BUSINESS:

A motion was made (Todd/Wayne) to allocate a maximum of \$8,500.00 for repairs by Earthworks to the dam between the small, upper pond and the lower pond. The leaks are hindering the health of the pond and without repair the dam might be jeopardized. The motion passed 5-0.

A discussion was held to find a solution to a possible error in recorded AHHA documents. The document for Policy 08-01 placed in the handbook of AHHA documents and hence posted on the website may have been done so by error. Consideration of past emails and the statements from the Board members at the time seem to explain the error. The current Board acknowledges that there may be an error and will work to find a solution to the problem.

A motion (Todd/David) was made to allocate up to \$350.00 for mole extraction in the Commons. The motion passed 5 – 0.

Next Meeting: Scheduled for Thursday, September 8, 7:00 PM in the Commons

8:15 Adjournment

Todd Ferrell  
AHHA Secretary