

Abiqua Heights Homeowner's Association

Draft Minutes – September 8, 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: General Meeting

OPEN MEMBERSHIP DISCUSSION: Various members expressed a desire for more detailed financial details and it was decided that a financial report would accompany the draft minutes when they are sent to the membership.

Concern was expressed about the flow of information to and from the Welcoming Committee to make sure the AHHA Directory was kept current. The committee is now using a form to produce the necessary information.

1. ACCEPTANCE OF MINUTES: The motion to approve the minutes included minor amendments for spelling and logistical corrections. 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 for a short while for personal issues at Affinity.

TREASURER'S REPORT:

Operating Account:	\$ 1,712.61
Operating Savings Account:	\$ 27,052.32
Reserve Account:	\$ 62,687.51
Cert. of Deposit:	\$ 3,374.76
Cert. of Deposit:	\$ 3,374.76
Operating Account (Affinity):	\$ <u>28,026.11</u>
Total Funds	\$ 126,228.07

3. BOARD REPORT: Wayne Trucke noted that both the water and electric bills had been placed on automatic payment.

Mike Schwingel stated the City would begin work in the following two weeks on repairs to the inflow problem.

Steve Barrett reported that the pesky moles were being pursued.

David Ortega presented the Board with a draft copy of his manual on protocols and procedures.

4. COMMITTEE REPORTS:

- **ARC COMMITTEE:** There was no September report as the meeting was moved to September 19, 2016 due to the Labor Day holiday. September ARC approvals will be posted on the website after the September meeting. The next ARC meeting is October 3, 2016.
- **WELCOMING COMMITTEE:** The committee members request the Board provide them with notice of new residents in a more timely fashion.
- **AMENITIES COMMITTEE:** The committee reported that it provided the Board with a plan to plant the trees in the Commons including costs and multiple bids for the planting costs. The committee's work was completed in regards to the Reforestation Project. The Amenities Committee is considering work for 2017. The next Amenities Committee meeting will be Thursday, October 5, 2016 at 6 pm at the Senior Center.

5. UNFINISHED BUSINESS:

Pond Improvement Project – A motion was made (Steve/Todd) to proceed with the Pond Improvement Project with the intent to complete the project this fall. The funds for the project were approved at the August meeting. The motion passed 4 – 0 – 1 (Mike abstaining).

Reforestation Project – There was a short update from Karen Trucke indicating that locations for trees had been altered in the past to provide better site lines for residents. The Board acknowledged the response to the letter informing members of the project. There was significant discussion regarding the project resulting in two actions.

- A motion was made (David/Todd) to interview those in opposition to the project from the emails received to understand personal objections. The motion passed 3 (David, Steve, Todd) – 1 (Wayne) – 1 (Mike abstaining).
- A motion was made (Steve/Wayne) to conduct a formal survey of members regarding the planting of trees with David to produce the survey questions. The survey will be conducted with a letter and a return postcard to the members to evaluate their level of interest in the project. The motion passed 4 -0 – 1 (Mike abstaining).

A motion was made to approve Resolution 08-01 as the tree policy replacing Policy 08-01. Prior to the motion Mike Schwingel provided signed statements from the AHHA Board officers at the time confirming there had been an error in filing in 2008. The motion received a 2 (Steve, David) – 1 (Wayne) – 2 (Mike, Todd abstaining) vote.

6. NEW BUSINESS:

Due to the length of the meeting discussion of the 2017 budget was tabled until October. Wayne Trucke indicated that he had prepared two preliminary budgets for 2017, both of which had dues remaining at \$357.00. The two drafts of the proposed budget were given to Board members.

Mike Schwingel presented his letter of resignation from the AHHA Board effective September 18, 2016.

The Board thanks Mike for his service and notes the need for a new Board member. The Board will call for an election to fill the position with an election set for November.

Next Meeting: Scheduled for Thursday, October 13, 7:00 PM at the Silverton Senior Center

8:50 Adjournment

Todd Ferrell
AHHA Secretary