

# Abiqua Heights Homeowner's Association

Draft Minutes – February 9, 2017

7:00 PM

AHHA 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, Karen Garst - Director

OPEN MEMBERSHIP DISCUSSION: A member noted that a construction trailer had been stolen recently from an Abiqua Heights construction site and that members should be aware of any strange activity.

1. ACCEPTANCE OF MINUTES: The motion to approve the minutes from the November 10 and December 6 Board Meetings was passed, 5 – 0 (Karen/David).

2. FINANCIAL REPORTING AND REVIEW: The Treasurer's Report was accepted, 5 – 0 (Karen/Todd). Detailed December financial reports were sent to the members prior to the meeting and the reports for January would be forthcoming.

## TREASURER'S REPORT:

Operating Account:	\$ 6,954.87
Operating Savings Account:	\$55,975.07
Reserve Account:	\$69,690.14
Cert. of Deposit:	\$ 3,375.78
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Total Funds	\$139,371.64

## 3. BOARD REPORT:

The Board will continue with its efforts to resolve any remaining flooding issues with the City of Silverton. Steve Barrett accepted the responsibility for contacting the City of Silverton to make it known that while the inflow fix of last summer significantly reduced the flooding; it did not eliminate the problem.

David Ortega recommended that the Board hold a Planning Meeting prior to the March 9, 2017 AHHA Board Meeting to set goals and priorities for 2017. The final review of the AHHA Management Manual would be used to consider goals such as reviewing and updating the

Master Plan, the Reserve Study and account, and policies, and identifying future plans for the AHHA.

The web hosting contract is expiring soon and a motion was made to move the website to an Oregon firm (Host Pond) and to acquire the web address [abiquaheights.org](http://abiquaheights.org) . The motion passed 5 – 0.

#### 4. COMMITTEE REPORTS:

- ARC COMMITTEE: The committee requested that only ARC Minutes be sent to the Board instead of an additional report of Approvals. The next ARC meeting is February 13, 2017.
- WELCOMING COMMITTEE: No Report
- AMENITIES COMMITTEE: The Amenities Committee will hold its first meeting of 2017 on February 28.

#### 5. UNFINISHED BUSINESS:

- The Pond Improvement Project cancelled last fall due to the heavy rainfall is planned to take place as soon as weather conditions will allow.
- A motion was made to appoint Mike Schwingel to be the point of contact for the Pond Improvement Project with Steve Barrett acting as the Board liaison. The motion passed 5 – 0 (David/Karen).

#### 6. NEW BUSINESS:

- The ARC committee recommended that a survey will be given to AHHA members to determine the level of satisfaction with the ARC's performance.
- The Board moved to establish a Maintenance Team to deal with issues regarding the pond and the need for a 2017 contract with Earthworks. The members are Todd Ferrell, Steve Barrett, Larry Tingwall, and Ron Garst. The motion passed 5 – 0 (Karen/Todd).
- A motion was made to purchase and install a pet waste station between the play area and the basketball court. The vote was 5 – 0 (Karen/David).
- The Board approved a motion to purchase a “deck box” to house AHHA tools and equipment left uncovered with the sale of the small dinghy. The vote was 5 – 0 (Todd/Karen).
- After consideration of the bids for landscaping maintenance of the Commons, the Board voted 5 – 0 to engage DeSantis Landscape with a one year contract.

- To maintain the health of the older large trees in the Commons the Board voted 5 – 0 to deep root fertilize twenty identified by the AHHA arborist as most in need. Mountain View will undertake the work as soon as scheduling allows.
- The Board unanimously agreed to hold a Board Planning meeting on Tuesday, March 7, 2017 at 6:00PM.

Next Meeting: Scheduled for Thursday, March 9, 2017, 7:00 PM at the Silverton Senior Center

8:45 Adjournment

Todd Ferrell  
AHHA Secretary