

Abiqua Heights
Homeowner's Association
MINUTES

April 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,
Mike Schwingel—Director. Absent David Ortega--Director

Pg. 1 of 2

1. 7:00 PM: OPENING OF MEETING:

City Public Works Director, Paul Eckley provided a pond update for members and the board:

Paul Eckley and another City representative attended and spoke of the pond issues that they would be able to assist with. The City timeline for budget approval is about late June to early July. That is when it will be known that there are funds for pond improvements. If we run into large boulders it could cause delays. The City is to work up a design of improvements and provide to the HOA and to start in July. The City may need a Permit of Entry for the piping going to the pond. It was agreed that it would be best to meet one or more of the board members to do a walk through of the project before anything is started.

Open Membership Discussion:

There were no new issues brought up for discussion at the opening of meeting.

ACCEPTANCE OF MINUTES:

The minutes of the last meeting, March 10, 2016 were provided for acceptance. There was a motion from Wayne to accept the minutes as presented, seconded by Mike and passed by remaining directors.

2. FINANCIAL REPORTING AND REVIEW:

TREASURER'S REPORT: Wayne gave an overview of the finances and asked for any questions from homeowners and there were no questions from those in attendance.

March 31, 2016 Balances:

Operating Account:	\$ 4,226.48
Operating Savings:	\$39,050.79
Reserve Account:	\$62,684.90
Cert. of Deposit:	\$ 3,372.74
Cert. of Deposit:	\$ 3,372.74
Operating Account:	\$41,413.57 (Affinity)
Total Funds	\$154,121.22

Todd Ferrell pointed out that a payment by Affinity to Prograss was classified under the category of "landscape improvement" and should be corrected to just be listed under "landscaping". He also discussed a \$5.40 late fee on a water billing. The property manager agreed to research this and if it was the fault of Affinity, then Affinity would pay the charge. He also mentioned that the monthly insurance payments carry a small finance charge that could be eliminated if we would pay the entire annual billing in one payment. There was a motion from Todd to pay the insurance billing in full at this time, seconded by Wayne and passed by remaining directors.

3. COMMITTEE REPORTS

Welcome Committee: There were no new homeowners to report on at this time.

ARC Committee: It was reported that the next ARC meeting is to be May 2nd. Steve Barrett discussed issues with a couple of homeowners that are working toward compliance with recent violations. One lot is related to construction debris and another is related to proper pruning of vines and brush with on a vacant lot. The issues are in process of being resolved.

Amenities Committee:

Mike Schwingel gave an update on issues with the retention pond. Mike is gathering more information but some of the key points he discussed is that it would be good to know where the bedrock level is for future reference when work is to be done. Mike also talked about the need for more information on the bacteria levels and enzyme levels.

Wayne suggested that there be a flow chart of gathering necessary information and what the future steps are to be for the pond. Mike stated that a flowchart is difficult to put together at this point until we have more information.

4. UNFINISHED BUSINESS AND NEW BUSINESS:

Executive Session: There was a short time of executive session with just board members and the property manager from 8:10 to 8:30 PM. The regular meeting reconvened at 8:30.

Common Play Area: Basketball Hoop Replacement Update: Todd gave an update that this is in process and will be done soon. It is an adjustable, plexiglass basketball hoop.

Owner Directory Response Update: The property manager stated that there were 101 respondents, 70 said yes to share their information, 24 said no and 7 mixed answers.

Incident Report: There was brief discussion of the following:

Target shooting nearby on County property. A wallet was taken from a vehicle.

Reforestation Committee Plan: Todd gave an update and provided the board with a plan for tree planting, to add 65 trees. The board is to take time and read through the plan and then make a decision in the coming weeks.

Meeting Room Payment:

Steve mentioned that the HOA has paid to continue using the facility for meetings.

9:02: Adjournment

Next Meeting: May 12, 2016

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