

Abiqua Heights Homeowner’s Association

Draft Minutes – April 13, 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: None.

1. ACCEPTANCE OF MINUTES:

- The motion to approve the minutes from the February 9, 2017 AHHA Board Meeting was passed, 5 – 0 (Karen/Todd).
- The motion to approve the minutes from the March 7, 2017 Board Planning Meeting was passed, 5 – 0 (Karen/Todd).

2. FINANCIAL REPORTING AND REVIEW: The Treasurer’s Report was accepted, 5 – 0 (Karen/David). Detailed financial reports are sent to the members prior to the meetings.

March 31, 2017 Funds

Operating Account:	\$ 1,779.20
Operating Savings Account:	\$75,976.15
Reserve Account:	\$69,489.27
Cert. of Deposit:	\$ 3,376.80
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Total Funds	\$153,998.22

3. BOARD REPORT:

- Steve Barrett met with the new Public Works manager for the City of Silverton. The Board continues to advocate for remedies to the flooding on Chikamin and Chee Chee during very heavy rains. The work done by the City in 2016 significantly reduced the threat of flooding but more work is needed.
- Wayne Trucke announced that all dues for 2017 have been collected.
- Karen Garst noted that recommendations for updated Reserve Account funding will be made at the May meeting.

- The new Abiqua Heights website is online and comments from the members are welcome.
- Todd Ferrell was designated to have the backflow inspection, required by the City of Silverton, undertaken.
- Ron Garst was appointed to do monthly playground inspections.

4. COMMITTEE REPORTS:

- ARC COMMITTEE: The committee requested the Board's direction in a conflict involving compliance with the CC&Rs. The next ARC meeting is May 1, 2017.
- A motion was made and passed 5 -0 for an Executive Session prior to the May 11 AHHA Board Meeting to deal with a potential ARC issue. (Karen/Wayne).
- WELCOMING COMMITTEE: There was no official report but it was noted that the Welcoming Committee is visiting new neighbors on a continuing basis.
- AMENITIES COMMITTEE: The Amenities Committee provided a financial report for projects in 2017. The Amenities Committee requested approval for the budgeted projects. The next Amenities Committee meeting will be May 2, 2017.

5. UNFINISHED BUSINESS:

- The AHHA Management Manual project is in its final phase of editing. The manual is designed to aid future Board members.
- A motion was made and passed 5 – 0 that a study using the Delphi Method be undertaken to collect input from Association members to update the Commons Open Space Master Plan (David/Karen).
- The Pond Improvement Project cancelled last fall is now planned for late summer.
- Final approval of the Amenities Committee's projects was passed 5 – 0.

6. NEW BUSINESS:

- To facilitate the payment of monthly expenses of the website and bookkeeping reports the Board approved seeking a credit card for the AHHA (Karen/David). The vote was 4 – 1, Steve dissenting.
- The Board moved to establish policy and procedures guidelines for use of a credit card. The motion passed 5 – 0 (David/Karen).

- A request was made for the blending of members of the Maintenance Team with the Amenities Committee.
- A new policy for the planting of trees in the Commons was introduced and approved (5-0) for distribution to the members for comment. The policy is to replace Resolution 08-01 with updated planting guidelines for future trees.

Next Meeting: Scheduled for Thursday, May 11, 2017, 7:00 PM at the Silverton Senior Center. An Executive Session (6:30 PM) may precede the open meeting.

8:00 Adjournment

Todd Ferrell
AHHA Secretary