

WEST MEADOWS ESTATES HOMEOWNERS' ASSOCIATION, INC.
MINUTES / BOARD OF DIRECTORS MEETING
Monday / January 23, 2023

Location: 2856 Islander Ave NW, Home of Janice Rose

Board Members Present: Mike Eastlund, Janice Rose, Barry Solomon, Vitalie Radu, and Chris Mott.

Mike Eastlund, Board President, called the meeting to order at 7:00 PM. Mike Eastlund confirmed the quorum.

Read and Approve Minutes:

The Board reviewed the meeting minutes of February 12, 2022. Draft minutes were distributed to each member before the meeting and posted on the website). Chris Mott made a motion to accept the minutes as written.

Barry Solomon seconded the motion.

Discussion: No discussion. The vote was called – (5) in favor (voice vote).

Treasurer's Report: Janice Rose reported as follows:

Columbia Bank / Checking	25,733.82
ING Direct / Reserve Savings Account	122,793.62
Columbia Bank / Savings (Fines & Fees)**	14,939.55
Columbia Bank / Savings (Professional Fees)*	<u>24,966.36</u>
 Total	 \$188,433.35

Expenses-To-Date / 2022

Insurance: Commercial General Liability	.00
Insurance: Professional Liability	3,375.00
Landscape Maintenance	500.00
Landscape Maintenance: Bark	.00
Postage and Delivery	.00
Printing and Reproduction	.00
Professional Fees: Accounting	.00
Professional Fees: Enforcement	.00
Professional Fees: Legal Fees	.00
Professional Fees: Recording Fees	.00
Professional Fees: Legal Fees	.00
Professional Fees: Recording Fees	.00
 Repairs: Lights & Sprinkler Repairs	 .00
Reserve Fund	.00
Sign Expense	.00
Supplies: Office	.00
Utilities: Gas and Electric	51.35
Utilities: PO Box Rental/Keys	182.00
Utilities: Water	52.86

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Website Domain (5-Yr Fee / 2021 – 2025) / \$224.50	.00
Welcome Committee	.00
Interest Income	.00
Total Expenses / Checking / To Date	\$ 4,161.21

* Unspent Professional Fees carried over for legal expenses

** Non-Budget items set aside for legal expenses

Janice Rose presented a draft 2023 budget. She said the budget is about the same based on previous years' expenses. Although some items like postage have increased significantly, we can maintain the annual dues at \$175.00.

Janice Rose made a motion to adopt the draft 2023 budget.

Vatalie Radu seconded the motion.

Discussion: No discussion. The vote was called – (5) in favor (voice vote).

Committee Reports:

Recent committee reports have not changed since the annual meeting of 12/05/2022.

Old Business:

None

Open Forum:

One member expressed concern regarding dog waste on the sidewalk and planting strip along Horseclover Drive NW. Although it violates the city code, the city has done little to help. Board members explained that without witnesses or pictures, there is little the HOA could do to address the issue.

There was discussion regarding mailbox theft; again, government agencies do not seem to provide much help.

New Business:

Item #1: The compliance inspector position is vacant now. Vitalie Radu requested the authority to interview and hire a new inspector.

Barry Solomon motioned to allow the compliance chairperson to interview and hire a new inspector at the budgeted amount approved in the 2023 budget.

Janice Rose seconded the motion.

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No discussion.

The vote was called – (5) in favor of the motion (voice vote).

Item #2: A member was present to appeal the decision of the Architectural Control Committee (ACC) that rejected an unapproved non-compliant auxiliary structure. She stated that she did not know the structure required ACC approval and said they did not consider it a structure since it was not attached to the ground.

The member showed a picture of another similar structure in a nearby property and suggested a variance should be granted to them since the other property was in violation.

Chris Mott suggested that twelve-foot-tall vegetation shielding the structure would be an acceptable solution. Mike Eastlund provided pricing for the foliage, which made the option untenable for the member.

In discussion, most members of the Board seemed sympathetic to the member's plight. Chris Mott told the member that the ACC would discuss the issue further.

The Board made no motion or decision on the subject.

Adjournment:

Mike Eastlund made a motion to adjourn the meeting at 7:20 PM.

Janice Rose seconded the motion.

Discussion: No discussion. The vote was called – (5) in favor. The meeting was adjourned.

Submitted by: Janice Rose, Secretary/Treasurer