

Westview Estates Homeowners Association Annual Meeting
Minutes
October 17, 2021 2PM - 4PM
Via Zoom
Approved

Called to Order:

President, Michael Crop called the meeting to order at 2:00 p.m. The 2021 Annual Board Meeting was held electronically via Zoom Meeting, and recorded as an addition to the minutes for future reference. Board members present: Mike Crop, Al Youse, Venessa Godfrey, Darlene Livermore and Maureen Pointer. With members logged into the Zoom meeting (23 households including board members), Proxy Ballots (8) and Absentee Ballots (14), a quorum was met.

Executive Officers introduced themselves.

Minutes:

The minutes of the 2020 Annual Board Meeting held on October 18, 2020 were read.

M/S/C to unanimously approve with one correction, the deletion of a duplicate line item in the financial report on page one.

Treasurer Report:

- * Balance on Hand in General Operations Checking Account - \$37,165.21
- * Reserve fund account current balance - \$19,866.16
- * All bills are paid and current
- * Outstanding unpaid dues Collections, 2 resident – 5 liens
- * Outstanding CC&R Fines , 1 unpaid – 1 lien
- * \$3000 General Operations Funds transferred to Reserve Funds.
- * State and Federal tax returns were filed; no payments were required.
- * State of OR Corporation Documents Renewed
- * Philadelphia Fidelity Liability Insurance and Bond Paid – Renewal due Dec 2021

M/S/C to unanimously approve as written.

Nomination Report:

Board nomination announcement was posted on the community bulletin board and emailed to members. The Secretary received nominations until September 30, 2021.

Nominations received:

President – Al Youse
Vice President – Mike Crop
Secretary – Maureen Pointer
Treasurer – Janie Roberts

M/S/C to unanimously approve as written.

Committee Report:

Landscape/Architectural Committee:

Entrance, irrigation repair still subject to ODOT reconnection. The Board needs to work with ODOT to ensure they reconnect irrigation system on North and South Wallace Road. Cost for the HOA to reconnect would be \$2,500.

Currently taking bids for Landscape services of the front entrance. Major reworking of landscape needs to be done as it is old, overgrown, and maintenance heavy. The last landscape company's contract was terminated due to poor performance. Pacific Landscape Management has recently been hired to perform maintenance, backflow inspection, irrigation, and possible new landscape design. There is no cost for initial landscape design & plan.

- * Arch. Reviews approved. 3 painting, 2 fences, 2 landscape, 3 roofing, 4 others (deck, porch, shed, railing)
- * Homes sold this year: 6 and 0 pending, 1 for sale
- * CC&R Letters: Informal (Courtesy): 79 + many garbage can notices
Formal: 9 Hearings: 2 Fines: 5

Member concerns/questions were discussed.

M/S/C to unanimously approve as written.

Board Actions:

2022 Budget: The Executive Board set the 2022 Budget based upon current and projected expenditures, and factoring in inflation.

Westview Estates is subject to the provisions of ORS 94.550-94.945 Oregon Planned Community Act. *94.645 Adoption of annual budget. (1) The board of directors at least annually shall adopt a budget for the planned community.*

(2) The budget shall include moneys to be allocated to the reserve account under ORS 94.595.

(3) Within 30 days after adopting the annual budget for the planned community, the board of directors shall provide a summary of the budget to all owners.

(4) If the board fails to adopt a budget, the last adopted annual budget shall continue in effect.

Member concerns/questions were heard and discussed.

2022 Dues: By unanimous decision, the Executive Board took action to NOT increase annual dues for 2022.

Westview Estates Homeowners' Association Bylaws: Article III, Section 2.

The membership dues of the Association shall be established by a majority of the Executive Board prior to the end of the fiscal year and continue in effect until changed in the same manner at a subsequent meeting.

HB 2534: The Executive Board has requested its attorneys to review all HOA governing documents due to recent passage of HB 2534, which requires the HOA to repair any portion of its documents that may be in violation of the new law. Once documents are reviewed and any needed repairs made, the HOA must then file a legal certification with Polk County attesting to the same.

HB 2534: The Oregon Legislature passed a new law that impacts every planned community and condominium in the state. The law, HB 2534, enacts broad prohibitions on discriminatory language in governing documents and requires every planned community or condominium association review each of its governing documents on or before December 31, 2022.

New Business:

Transfer Fee Canvassing Report:

Al Youse reported that a team had been canvassing the neighborhood to explain the proposed transfer fee and obtain votes from homeowners. Of 129 homes, 75% (97) would need to vote yes for the transfer fee to pass. To date, the canvassing team has received 100 Yes votes, 15 No votes, and 14 no response, after repeated attempts to contact the homeowner. The votes will be verified by the Board, and a certification letter prepared by the HOA attorney to be filed with Polk County, and the CC&Rs amended to include the passage of the transfer fee.

Additional discussion was held with transfer team members and other members.

Election of officers:

Elections were held via Zoom and the electronic counting of ballots with the Zoom meeting app, and adding in Proxy and absentee votes.

Announcement of Election Results:

2022 Board approved:

President – Al Youse

Vice President – Mike Crop

Secretary – Maureen Pointer

Treasurer – Janie Roberts

Safety Concerns - Neighborhood Watch Report:

Three safety concerns noted:

Cars are driving through the neighborhood too fast and need to slow down, paying close attention to children and others that may be in the street.

1 theft of property from open garage - Keep garage doors closed when not in use or nearby.

1 theft from unlocked car - Keep cars locked at all times.

Safety issues should be reported to the Salem Police non-emergency line (503-588-6123) and emailed to Marlyn Dinsmore (marlyn0326@gmail.com).

Member concerns were noted regarding a potential parking issue at/near the intersection of Michigan City Lane and Lake Venessa Circle near the mail boxes. The HOA only has jurisdiction to enforce violations for unhooked trailers, inoperable vehicles and expired tags on private property. Salem Parking Enforcement (503-588-6133) must be called for those mentioned above that are parked on the street.

It was noted that there is No Parking allowed on the inlets. The easements are strictly for entrance, exit and emergency purposes.

Good of the Order:

Reminder that DMV is behind in issuing new vehicle tags.

Homeless shelters near the Park & Ride on Wallace Road – The city is reconsidering the placement of shelters due to the numerous complaints and concerns received. The issue is currently on hold.

Concerns regarding the placement of school bus stops and the speed the buses drive through the neighborhood. Report the bus by Route # (the # on the side by the bus door), location and time of day to the bus company.

Members would like to see a more welcoming neighborhood and more neighborhood involvement.

Adjournment: There being no further business, the meeting was adjourned by President Mike Crop at 3:22 p.m.