

August 4th 2015 Homeowners Assoc. Board of Directors meeting

Location: West Linn Adult Community Center

Board Members in attendance:

Director 1 – Jere McLaurin, president

Director 2 – Grace Cargni, secretary

Director 3 - Rick Mishaga, treasurer

Director 4 - Richard Freeman

Director 5 – Clint Weiler

Meeting called to order at 7:00 by Jere McLaurin

Open forum-

Committee report by Greg Ankoski of ARC. Greg reported on lighting, stating that many of the islands are in need of additional lights specially on monuments such as Barrington Drive to Beacon Hill and as well as Imperial drive monument.

Jere reported that the Board is currently looking into replacing lighting. Current bid is from A-Light up Company and other vendor bids will be requested.

Also, general electrical needs to be looked, as there are some electrical wires on island, which are exposed and could present a hazard. Greg recommends Northside Electrical from Salem to be considered for bid request.

BH Tree removal was discussed. Greg stated and reminded the Board that West Linn City permit approval must be obtained prior to ARC submittal and approval.

Minutes for July: Approval requested by Jere and seconded by Rick Mishaga.
Motion passed

- Action: Grace to revise wording on minutes on item 7-second sentence to read Vice President of Accounting of The Management of Trust Company. Send revision to Stacy.

June Financial Report: read by Rick Mishaga Motion to Approve by Jere McLaurin and seconded by Clint Weiler. Motion passed.

FYI: Delinquent account question to success rate of collecting funds from homeowners in collection. Jere trying to determine if Lean settlement occurs at point of sale?

- Action: Stacy to send Jere copy of Contract with collection lawyers.

#5 Jere recommends that we add a Board Member to the signature card and for Richard Mishaga to be that Board member added to the signature card.

#6 Competitive Bid process: A Draft resolution recommended by Jere, that we approve this resolution for competitive bid process.

Richard Freeman has concern with the wording and suggested that we simplify the wording as written on page 17. Wording to include scope of work so that bidding process can result in balanced bids and not one low and another high.

Board is okay once wording is changed for Jere to approve resolution.

#7 NW Website Services:

Quarterly vs. Monthly posting? Do we need to consider change?

Current pricing is \$60 regardless of frequency or \$25 for an additional posting.

Should a committee be established to do a quarterly newsletter?

NW Website should be able to provide us a newsletter format from website posting.

- Action: Jere look at format of web-postings and newsletter and work with Brittney form NW Website Services.
- Action: Stacy to send past newsletter to Grace and Jere.

#8 & #9 Proceed with All Wet Power Washing to start work.

Motion to approve Jere Mclaurin, Seconded by Grace. Motion Passed.

#10 Mole removal. Jere did research on the firm which was recommended and bid provided to the Board by Clint Weil and she is confident that the company CCP Wild Life, which is a licensed and certified company with Oregon Wild Life, should do the work. Contract is \$400 for a two-month period. Jere recommends we move forward. Motion to pass by Jere, seconded by Rick Mishaga, motion's passed.

#11 Block Party: Grace has touched base with Erika through email and recommended dates for late September, however Erika has not responded with confirmed date. Greg suggested that Willamette Park might be a good alternative if street permit cannot be obtained. Grace to touch base with Jere of any updates.

#12 Firebreak report by Rich Mishaga: Rick provided the Board with a draft proposal of scope of work. Rick is working with Sean Snodgrass of 7 Dee's and communicated to him on Scope of work and recommends that there be no spray on slopes and only to spray targeted species. Rick recommends that for best management of the land and to define scope of work, it be broken down to 4 different areas or zones, as each different area needs to be targeted differently.

- Action: Should homeowners be asked on best practice for the Firebreak area?
- Should we consider bring in Goats to help with the blackberries and vines on the difficult to clear slopes?
- Should those mowing the area carry fire extinguishers?
- Rick to determine a couple of dates in which the Board could walk the firebreak area with him.

Meeting adjourned at 8:26 by Jere Mclaurin

