

Woodhaven Estates HOA Annual Meeting

Held at Roth's Hospitality Center, Salem Oregon

January 25, 2017

7:07 PM meeting called to order. Board members present: Sue Apodaca, Linda Wilson, Tom Kelly, Melissa Esser and Joe Stevens.

There were no regular board meetings during the months of December and January due to the severe weather conditions.

President Sue Apodaca announced the upcoming Board positions for 2017 as follows:

Sue Apodaca, President

Tom Kelly, Vice President/Parks

Melissa Esser, Secretary

Linda Wilson, CC&R Chair

Joe Stevens term has ended so there is currently a position available on the Board if any homeowner in good standing is interested.

Sue also passed out a handout outlining some information about the Woodhaven Estates and the Board (attached to these minutes).

Meeting adjourned at 8:15 PM

Welcome to the 2017 annual meeting of Woodhaven Estates

Homeowners' Association Board Election Cycles

The Bylaws for Woodhaven Estates established election cycles for each of the five board positions. The cycle allows for the regular turnover of Board Members to ensure new input and fresh ideas while at the same time allowing for consistency in decision making from year to year. The Board members for 2016 were:

Suzanne Apodaca...President...term ending January 2018
Tom Kelly ...Vice President/Parks...Term ending January 2018
Melissa Esser ... Secretary ...Term Ending January 2019
Joe Stevens...CC&R chair..Term Ending January 2017
Linda Wilson...CC&R chair...Term ending January 2019

Regular Neighborhood Meetings

Meetings are regularly held at 7:00 pm on the second Wednesday of the announced month at Myers Elementary School. The school district charges a \$15 dollar annual fee plus \$20 per hour for the space.. In the summer months the meetings are held at Girod Park.

2017 Dues

The annual dues remain \$150 for the year. The full payment is due February 28. If not paid by this date a \$25 late fee will be added. Also a 9% per annum rate of interest on past due assessments will be charged.

The address for payment of dues is

Woodhaven Estates HOA

P.O. Box 5946

Salem, OR 97304

CC&R/ARC

CC&R enforcement remains one of the largest issues the Woodhaven Estates HOA contends with and works to ensure they are enforced. We all rely on the CC&Rs to maintain our property values but more importantly, to keep Woodhaven Estates a safe and inviting neighborhood to raise our families.

The Board continues to try and streamline the approach to keep up with complaints and violations. The complaint form is located on our website and must be forwarded to the board before any action can be considered. We look forward to Homeowners' input on this matter.

The CC&R/ARC require written notification prior to any changes to your property; including house color changes, structural changes to your home, addition of pool or spa, etc must also be approved by the Board. In addition, the project must meet City, County, and State guidelines. The forms are available on our

website. The CC&Rs allow for 15 days from receipt of request to review and notify homeowners of the determination of the request, so please plan accordingly.

Parks - Girod and Burley Hill

These common areas continue to be a main outlet for HOA funds, issues that require funding are:

- tree damage from storms
- tree death from disease
- sprinkler system upgrades
- watering and maintenance

Neighborhood Activities

As we stated in our meeting invite the hosting of activities has become a sore spot for the board. Unfortunately a lack of participation from the neighborhood has put the continuation of activities in question. The need for a separate Activities Committee is crucial to continue the past events such as the Easter Egg Hunt, Garage Sale, Night Out and any other activities that the neighborhood may want. So... who wants to volunteer and help lead this important committee????

Misc

Please contact the Board with suggestions, ideas and input. The email address is www.woodhaven-estates.com.