

November 13, 2019
Woodhaven Estates
Board Meeting Minutes

1. Meeting Called to Order (Linda)

Board Members Present: Carlie, Janet, Linda, Alexander, Karla. Meeting called to order at 7:15 p.m.

Introduction of Meeting Guests: Tom Ferrall

2. Adopt September Board Meeting Minutes (Linda)

Carlie proposed adoption of October 9, 2019 HOA Minutes, Janet 2nd the motion, voted yes unanimously

3. Treasurer's Report (Carlie)

- Update on letters sent to homeowners for past dues; 24 letters sent out with 9 homeowners responding with payments. Second letter sent with 4 more homeowners responding with payments. Third letter to be sent on 11/18/19; \$8,000 remaining outstanding balance. Those homeowners who do not respond; accountant to contact HOA attorney to discuss litigation options.

4. CC&R Report & Discussion (Alexander)

- New CC&R complaints
 - Barking dogs; unfortunately, HOA cannot address. Email to be sent to homeowner to contact City of Salem
 - Pests; potential new homeowner wondering if HOA knew of any rodent problems. HOA doesn't handle individual homeowner's rodents/pest issues. HOA will address those issues if they appear in community areas (park).
 - Homeowner requested removing a tree that was dying. Approved.

5. Parks Report (Janet)

- Girod Park Gazebo Project: Affordable Construction LLC shall pour concrete pad and assemble gazebos. Estimated date for completion is November 25, 2019.
- Additional upcoming community projects;
 - Two community enclosed message boards to be placed; (1) at the park, (1) at center lawn strip on Burley Hill at Polk St.
 - Storage building at back side of park to keep community items for events
 - Approved expenditure for 3 outdoor propane standing heaters for events
- Landscaping – working with Affordable Construction LLC to replace sprinkler pipe in common areas. Problem with water pressure which is inefficient to water all the grass. Shall replace sprinklers as required.

6. Neighborhood Events

- Christmas / holiday community engagement: **December 19th 6:30 p.m.** HOA shall serve hot cocoa, coffee and sweet finger food treats. HOA members who bring a new unwrapped toy, or new children's outdoor winter wear coats (for children 10 years – 16 years) for foster children in

Polk / Marion County shall be entered into a drawing for free HOA dues for 2020; up to 3 winners. Additional drawings and prizes for HOA families.

7. Presentation of Other Business

There will be two HOA board member openings for 2020. Linda Wilson, and Janet Herb shall not be on the Board after the end of this current term; January 30, 2020. Interested HOA members are welcome to contact the Board, and during the general HOA member meeting in January 2020 the new Board shall be voted in. Additional information shall be in forthcoming newsletter.

Meeting was adjourned at 8:40 p.m.