

**Woodhaven HOA Minutes**  
**April 11, 2012 Myers Elementary**

Board member present: Sue Apodaca, Lisa Ehlers, Wendy Elstun, Wendy Johnson, Tom Kelly

Guests: Mitch Elstun

The minutes from March 14, 2012 were reviewed and approved by the Board.

New Business: The Board discussed our park and common area maintenance. Tom reviewed a request for proposal that he had drafted and we shared some input. He will finalize the request and advertise it so we can work on getting a lawn service under contract.

It was also mentioned that Westside charged us extra for Crane Fly treatments and fertilizer this past year.

We also discussed the fact that Suarez Landscaping mowed the detention basin in March and they were not under contract to do so. Sue was going to call them and let them know they are no longer under contract, though it was good to have it mowed in March to keep it under control while we pursue a landscaping contract.

Suarez Landscaping did submit a bid for all of the landscape work and we will keep it and review it as we go through the process of finding a contractor.

We also want to note that the Board voted via email on 4/1 and 4/2 to approve the removal of a dead tree that had fallen over in Girod Park. It was decided that the tree was a hazard and could be in violation of city code, so we held an emergency email vote and the Board approved its removal by Westside Landscape for \$150.

The Eola Ridge park plan is going up for approval by the Salem City Council on 4/12/12. Assuming it is approved, groundbreaking would happen in 2014 or 2015.

CC&R Report: 830 Eisenhower submitted a paint approval and Mitch ok'd it since the color choice was well within the earth tone range.

758 Eisenhower removed two trees. Mitch approved this even though one of the trees exceeded the 10" diameter limit. Mitch approved it because it is causing lots of damage and the damage would likely spread to the sidewalk in the near future.

Treasurer's Report: We reviewed the HOA balance sheet and the Board discussed going forward with the lien process on a number of homes that are at least two years in arrears. It was agreed that we will go forward with letters from the attorney, informing the homeowners that they need to pay their dues within 30 days or a lien will be placed on their property. There was some disagreement about what to do if, after the warning letter, a homeowner contacts the Board and is unable to pay the full amount, but is willing to pay some. It was concluded that the attorney will send the 30 day warning letters and we will pursue the liens.

At the end of the meeting, Wendy Elstun submitted a letter of resignation as a member of the Woodhaven Estates HOA Board, effective May 1, 2012. Sue will consult with the attorney to determine the process for replacing Wendy on the Board.

The meeting adjourned at 8:15.