

West Hill Estates Homeowners' Association

P.O. Box 5892

Salem, Oregon 97304

Minutes of Homeowners' Annual Meeting – June 8, 2017

The secretary, Chuck Strauss, is recording the minutes

Meeting Call to Order: By President Witt at 7:04 P.M. President Witt stated that a Quorum was present and that the meeting would be recorded for accuracy in preparing the minutes of the meeting.

Board Members Present: President Terry Witt, Vice President Scott Gilbert, Secretary Chuck Strauss, Treasure Lorna O'Guinn (appointed interim), Lorre Euen, Spencer Wintersteen

Board Members Absent: None

Homeowners present: See attached list.

Location: Meeting Room of Roth's, 1130 Wallace Road, NW, Salem Oregon

Agenda: President Witt said that no proxies were filed and notice of the annual meeting was sent to homeowners.

Minutes: President Witt asked if there was a motion to suspend the reading of the minutes from the June 9th, 2016 minutes. Lorre Euen made a motion to suspend the reading of the minutes and Lorna O'Guinn seconded it. President Witt asked if there were any objections to the motion. Being none, the motion carried.

President Witt then asked each Board member to give a description of their job duties and any updates with their duties. Each Board member did so. President Witt reminded homeowners to use the contact form on the WHEHOA website to communicate to the Board. He then asked homeowners to get involved in the association. He stated that the annual assessment fee will go up \$30 to \$150 the next fiscal year, due September 30, 2017. The budget for 2017 fiscal year will not be included tonight as the treasurer resigned within the last week. He said the reason for the increase in the annual assessment is due to added projects including landscaping to include a more eco-friendly, water saving common area, increases in maintenance fees, and legal fees to consolidate CC&R's.

President Witt then opened the meeting for any questions by homeowners. One homeowner asked if the website was the best way to contact the Board. He was told that it was.

Elections: President Witt turned the meeting over to secretary Chuck Strauss to conduct the election. Chuck asked if there were any homeowners interested in running for a Board position. No other homeowners were interested in running. He said there were two positions open and two homeowners who were temporally sitting on the Board were seeking regular positions

Candidates

Lorna O'Guinn

Doug Austin

Each of the candidates gave a brief history of themselves. Ballots were then distributed, collected, and counted. Lorna O'Guinn and Doug Austin were elected to fill the two open Board positions.

Tree Height Amendment: Scott Gilbert and Lorre Euen informed homeowners that the Board would be looking at removing the tree height restriction for all phases of the CC&R's. Scott described the process that would take place regarding this amendment.

Adjournment : 8:00P.M.

Submitted by Chuck Strauss, Secretary

Attachments:

Agenda

Sign-In Sheet

Proof of Notice

Landscaping standards and minimum requirements