

Wildlife Meadows HOA Board Meeting Minutes

May 11, 2022

The meeting was called to order by HOA president Steve Williams at 6:30 P.M. Board members present were Steve Williams, president and Lily Westlund, treasurer. Linda Williams substituted as secretary for Melinda Cooper who had a prior commitment. The Board was joined by Roger Roberts, the HOA Architectural Committee Chair, and Leigh Kelley, HOA Communications officer. Meeting participants used the sign-in sheet to document attendance and a quorum was established. Minutes from the March 9, 2022 Board meeting were approved. Also, the Agenda for the May 11, 2022 meeting was approved.

The president introduced HOA insurance agent Bo Lindemann from Madison and Davis Insurance Company. Mr. Lindemann explained that the HOA had a million dollars general liability and property coverage with a \$1,000 deductible per year. The HOA owns the Wildlife Meadows sign & wall and turf. These are covered for vandalism and graffiti at \$100,000 and \$10,000, respectively. However, there is no earthquake or flood insurance on them. Board members are covered if they should be in an accident while on HOA business. Mr. Lindemann suggested that the HOA could look into an umbrella policy in the future.

There was a question concerning the upkeep and future replacement needs of the fence at the end of Rabbit Run and Fox Street. A written statement from City of Stayton Public Works director Lance Ludwig was read indicating the City was not responsible for the upkeep of the fence. If the fence falls down, the City would install a barricade and remove the old fence. Roger Roberts and Leigh Kelley said they would maintain the fence at the end of Fox Street. No determination was made at this time concerning the Rabbit Run fence.

Architectural Committee Chair (ACC) Roger Roberts reported that the ACC is looking at ways to address violations of backyard shed structures that do not comply with HOA rules and regulations.

The Board discussed the proposed Administrative Rule (AR) 2.0 NEW MEMBER WELCOME PROCESS and accompanying Welcome Letter. Communications Officer Leigh Kelley will communicate with new Wildlife Meadows residents. She will present them with a welcome packet which includes the Welcome Letter, HOA Board contacts, and business/community information. She will also be answering any HOA questions new residents may have. The Board voted to adopt the AR 2.0 NEW MEMBER WELCOME PROCESS.

It was announced that HOA Technology Officer Victor Kintz had completed the new HOA website which is now ready to go "live". The new address is www.wildlifemeadows.com. The Board thanked Victor for his time and expertise in constructing the new website. The new address will be advertised to HOA members who are encouraged to visit it and use it on a regular basis as it contains important HOA documents, messages, and calendar events.

Treasurer Lily Westlund presented the HOA 2021 Financial Report/2022 Budget. The Board voted to add the cost of the website to the HOA budget. After discussion, the Board approved the 2021 Financial Report and 2022 Budget. Lily will present this information at the June 2022 Annual Meeting and it will then be emailed to all HOA Members as well.

There was discussion about conducting a bid process for the annual HOA Tax Preparation. Lily volunteered to seek at least three Tax Preparation bids to get the best value for the HOA.

The floor was then opened to those in attendance. A member was concerned about the safety of the young children who play in our subdivision and the speeding of cars and golf carts driven by our own HOA members and others. The speeding issue within the HOA is beginning to be a problem for our subdivision. There was a discussion about having a special "SLOW...Children at Play" sign at the entrance. No decision was made at this meeting. *Please be aware of children at play and the speed at which we all drive through our neighborhood.*

The next Annual HOA Meeting will be Wednesday, June 8, 2022 at 6:30 outside in the Deer Avenue Cul-de-sac. Lily will give the HOA Financial Report. Steve indicated there were currently no candidates for President and Treasurer. Should there be none by the meeting date, he will develop a ballot for Write-Ins. If there are any Write-Ins, there will need to be confirmation of their willingness to serve in order to determine how to proceed. There will also be open discussion for Members to provide their thoughts and suggestions.

The Meeting was adjourned at 8:00 P.M.

Minutes recorded for Melinda Cooper, Secretary by Linda Williams