

Wildlife Meadows  
Homeowners Association Annual Meeting  
Wednesday, February 5, 2020  
6:30 PM  
Stayton Public Library

**AGENDA**

1. Call to Order/Introductions
2. Certification of Proxies and Roll Call (Quorum)
3. Approval of December 15, 2018 Annual Meeting Minutes
4. Explanation of Director Positions

Position 1	Steve Williams, President	Feb. 2020-Feb. 2022
Position 2	Karen Kintz, Secretary	Feb. 2020-Feb. 2021
Position 3	Lily Westlund, Treasurer	Feb. 2020-Feb. 2022

**Note:** Next election of Directors will be held February 2021 for  
Position 2 (Secretary) which shall be a two year position.  
Subsequent terms for all Director positions shall be two years.

5. Reports of Officers
6. Reports of Committees
7. Unfinished Business
8. New Business
  - A. Financial Report
  - B. Director Annual Regular Meeting Schedule for 2020  
March 11, June 10, September 9, December 9  
All meetings begin at 6:30 PM at 728 Fox Street
  - C. CCR Reminders/Handling of Issues
  - D. Other Items Submitted by Members
9. Audience Comments
10. Adjournment

# Wildlife Meadows HOA Annual Meeting minutes

February 5, 2020

Meeting was called to order by HOA president Steve Williams. Introductions around were made, meeting sign in passed around, and quorum established. Minutes from 2019 annual meeting were approved. Steve explained HOA Board of director positions and the staggered 2-year term replacement schedule. There will be a new Secretary voted on in 2021, then president and treasurer in 2022. There will be no committees currently. Board will have open quarterly meetings. They are 3/11, 6/10, 9/9, and 12/9 for 2020.

There is no unfinished business

HOA treasurer Lily Westlund gave financial report (attached) Steve explained the carryover of dues as necessary to keep reserve for future needs.

Steve reminded everyone that we are all responsible to be aware of and follow rules of CCR's. Issues arising can be brought to board members or quarterly meetings. Some of the more prominent things that have come up so far are:

1. Vehicle parking and storage
2. Sightlines of garbage cans and related bins
3. Responsibility for animals
4. Signs on properties

Open floor comments from members:

1. Bringing in a dumpster with HOA funds a couple times a year for neighborhood cleanup/garages was suggested
2. The need to keep emails updated with HOA, and whether addresses also would be appropriate to make public was discussed. Sending a form for each homeowner to consent was decided on and will be distributed with minutes
3. Andrew Derschon voiced a concern that homeowners need to contact Stayton police if there is any concern in our neighborhood. He said in an emergency of course our homeowners that are police officers would help, but to have things on record with our city police is important
4. Concerns about school events and the traffic it brings into the neighborhood came up. The tree line on school property, and whether more trees would be removed was discussed. Evidently the reasoning was roots problems in the asphalt and that no more were to be removed. Lot 1 owners are wondering if the school will take care of unfinished fencing and remove blackberries that are coming under their fence. Steve will clarify this concern and if needed approach school district.
5. A yearly scheduled garage sale was suggested.
6. Cougar sightings off Golf Club lane were brought to groups attention. They have a 30-day cycle for their hunting, and we all need to be aware and cautious
7. End of street signs were questioned. No one has requested annexation from city for annexation.
8. Status of open lots was brought up, and the corresponding CCR's that govern building timelines.

Meeting then adjourned. Respectfully Karen Kintz, Secretary