

WILLOW CREEK ANNUAL MEETING MINUTES

Saturday March 5, 2011 9:00-11:00 AM at Canby Adult Center
Continental Breakfast was served

Board Members present: Cara Hawkins (President), Kevin Capelle (Vice President), Charlene Martin (Treasurer), Mariann Schindler (Secretary), and Lori Andersen (Member at Large)

Architectural Committee Members present: Dick Wright, Sheila Capelle, and Karen Phillips

Number of Households required for quorum: 20% or 17 households

Number of Households represented: 27

Handouts: 2011 Directories

1. Cara thanked everyone for attending and **called the meeting to order** at 9:13.
2. Mariann read the minutes from 2010 Annual meeting. Bob Westcott motioned to approve the minutes as presented. Kim Blake seconded. All in favor.
3. **Treasurer's Report:** Charlene reported current balances of \$19,236.51 in Checking and \$9,618.86 in Money Market (Reserve Account). Question was raised about the reason for the drop in the Reserve Account Balance. Cara replied that the drop was a result of funds used to update the Willow Creek entry. Ann Skoe motioned to approve the report as presented. Karen Phillips seconded. All in favor
4. Cara introduced the Architectural Committee Members Dick Wright, Sheila Capelle, and Karen Phillips.
5. **Entry way:** Cara reported that the entry is complete with a few modifications to original design. Two Trees were eliminated so funds could be allocated to more plantings in the swale as requested by the City of Canby. The single crane from the entry island will not be used and Cara was able to sell it to a neighbor for \$200. Funds from this sale will go towards the cost of the entry.
 - a. Discussions are pending about a possible bridge over the swale. Concerns have been raised about liability and possible invitation to unwanted visitors on the walking path. Cara added that sanded paint could be used to provide a non-slip surface. Several households expressed concerns over making sure the bridge issue was addressed.
 - b. Question was raised if the standing water in the swale would cause a mosquito problem. The water pooling before it continues down the swale is most likely a requirement for runoff and incorporated into the design by the landscaper.
 - c. It was requested that Board consider moving the shrub next to the island rock as it looks odd. Because it is a conifer it may experience die back on the rock side. Cara will take this under consideration.
 - d. Concern was raised if the if the shrubs would impair visibility once mature. Cara provided assurance that they would be maintained so as to prevent any issues.
6. **CC&R's:** Mariann reported that after 3 years of effort, the new Governing Documents were ready for a vote. Recognition was given to the CC&R Committee members Lois Gustafson, Nancy

Meyer, Dave Koch, and Kevin Capelle. It was emphasized that the committee's focus was to assure that the new documents did not negatively impact the livability we know today. The floor was opened for discussion.

- a. Todd Davis requested that the AARP "Homeowner's Bill of Rights" be incorporated into the new documents. Cara offered to email a copy of the Home Owner's Bill of Rights to anyone who requests it.
- b. Bob Westcott raised concern over the language used in the CC&R's regarding Satellite dishes and expressed his reason for voting No.
- c. Roger Skoe stated that no provision exists for changes to the AC standards and requested it be added.
- d. Dave Koch suggested a motion that "The Board of Directors shall solicit comments and concerns and consider a further amendment to the new governing documents for presentation to, and voting by, the membership by not later than the next annual meeting." Todd Davis seconded. Motion passed with 17 yes votes and 8 no votes.
- e. Cara advised that we are short the number of voters to have a complete vote. Turnout must be $\frac{3}{4}$ of all members (65 households). Voting will be kept open after the meeting and the Board will solicit additional votes until number reaches 65. Results of the final vote will be emailed to all households.
- f. CC&R's voting was commenced.

7. New Business:

- a. Jim Granucci wanted to alert other neighbors, particularly those along Willow Creek, to check if their property is ruled by FEMA to be in a floodplain. If so, this could prevent them from being able to refinance. He recently learned his home was ruled to be in a floodplain during a refinance but after a year, was able to get the ruling changed.
- b. There was interest in the status of the road project connecting Willow Creek to Redwood. The Board has not received any updates and will contact the City to get a status.

8. Elections: this is an odd numbered year and three Board Positions need to be filled. Two year term is due for Cara Hawkins, Kevin Capelle, and Mariann Schindler.

a. Nominations were solicited. Todd Davis agreed to be nominated. With no other nominations, Cara, Mariann and Kevin agreed run again. Voting commenced and Cara Hawkins, Mariann Schindler, and Kevin Capelle were re-elected with terms ending January 2013.

b. 2011 Board Members: Cara Hawkins, Kevin Capelle, Charlene Martin, Mariann Schindler, and Lori Andersen.

9. Committee Volunteers: Deni Cooperrider and Jere Carlin volunteered to be part of the Architectural Committee. Carol Caudle and Roger Skoe volunteered to help the CC&R committee.

10. Annual meeting was adjourned at 11:10.

11. Date for the transitional meeting will be set by the Board.

Respectfully,

Mariann Schindler, Secretary