

## Willow Creek Homeowners Association

### Annual meeting agenda

March 31, 2012

- Call to order/Welcome – Cara

Special recognition of the fantastic work done by the AC this year!

- Last year's minutes - Mariann
- Treasurer's report – Charlene

v Old business

#### § Update on the CC&R's – Mariann

We have not yet filed the documents with the county. It is very costly to file and we want to make absolutely sure we have it right. We have interviewed an attorney who will go over the documents to make sure they meet filing requirements. We also need to review and follow-up on two issues; satellite dishes and the homeowners bill of rights.

#### § Tennis court bench – Cara

A neighbor had requested that we install a bench in the tennis court area. Mariann investigated several possibilities and presented the Board with a selection. The Board unanimously agreed upon a 4 foot coated expanded metal bench with a back. The bench is both attractive and appears sturdy. We would be able to bolt it in place. However, when we went to order it we found that the shipping was more expensive than the bench. We would like to discern the level of interest in this addition, and if the bench is desired, set a budget for its purchase. The Board welcomes any suggestions for specific benches or locations to purchase.

v New business

#### § Wetlands – Cara

Rainfall for December of 2011 was low, during that same month, the homeowners bordering the wetlands noticed that the water in the wetlands was unusually high. After surveying the situation we thought that perhaps it was due in part to a large amount of organic material, leaves & sticks, that had collected along a tree line through the wetlands. In the month of January, the water became alarmingly high and we contacted the State Board of Lands as well as Clackamas County and asked them to come and assess the situation. The County told us that, while they were too busy to get out, we had the right to remove up to 50 cubic yards of debris (the equivalent of 5 dump trucks). We would like to discuss this situation and arrange for a community workday to clear out some of the debris. We will need; able bodies, tools, pick up trucks, hip waders and hostesses to arrange lunch provisions.

#### § Replacement of hedge – Cara

After three years of treating the Photinia hedge, it currently looks worse than ever. We have cancelled further treatment as it seems futile. The Board would like to remove the hedge and replace it with something hardier. We would like to discuss the possibilities and vote on a budget for this project. The

Board would be interested to know if there is interest in removing the hedge ourselves to save on the labor costs. If we are going to pull the shrubs out, we need to do it while it is still wet.

§ Brick wall – Cara

When the brick wall surrounding the front of the neighborhood was built, it was located on each individual homeowners' property (with the exception of the south side nearest the wetlands). This puts the responsibility with each individual homeowner for up-keep of their section of the wall. There are currently several areas of the wall in need of repair. We would like to discuss how the neighborhood feels about maintaining this stance. We all benefit from having the wall, however only a handful of us have any power over it's usage, maintenance or care.

v Election of new Board members – we will have a minimum of 2 openings.

§ Addition of new AC member