

Annual Meeting, Willow Creek Homeowners Association, Minutes

January 18 2020, Canby Adult center

Documents available at Sign-in:

- Current CCRs and Bylaws, including an index for each
 - Advisory Regarding Payment of Assessments
 - Copy of HB 2466, Fidelity Bonding
 - Volunteer Sign-up sheet
- Agenda
2019 Annual Meeting Minutes
Treasurer's Report, 2019
Proposed Budget for 2020

1. Meeting called to order at 9:40 AM

2. Welcome and Introductions

President Larry Brons

3. Roll Call, Attendees and Proxies

25 Member households, 18 required for quorum

4. Minutes of 2019 Annual Meeting

Reviewed and approved

5. Treasurer's Report

EOY balances 2019, *Checking*: \$24,949.28 *Reserves*: \$38,708.25
2020 Budget: Annual Assessment to remain at \$400.00*

*Future annual assessments will likely be raised for reserve requirements

Treasurer's Report and 2020 Budget reviewed and approved.

6. Secretary's Report

Advisory Regarding Payment of Assessments: Reviewed as to purpose and procedures

HB 2466, Requirement for HOA Board Member fidelity bond
Motion to obtain bond up to a cost of \$1,000

Motion- Laura Collman, 2nd- Lori Anderson. Passed

7. Architectural Review Committee Report

Chairman Diane Burnett. Reviewed responsibilities and recent history of applications, approvals, and landscaping complaints

8. Nomination and Election of Directors

Nominees: Mike Ralls (1 year), Tom Pierce (2 years), Diane Burnett (2years), Karen Wiley (2years)

All nominees were elected to the indicated terms.

9. Unfinished Business

Updated status of search for replacement trees along Territorial Road. Solicited input from members.

10. New Business

- a. Members expressed strong support for a printed Directory
- b. Members express strong support of Pickle Ball lining of Tennis Court
- c. Members expressed support for forming a Social Committee for activities: Garage sale, Neighborhood picnic, Welcoming Committee
- d. Clean-up of stream-way wetland along Teakwood
- e. Find an effective way to provide easier access to The HOA website, especially for new members

11. Meeting Adjourned at approximately 11:15 AM. Motion- Mike Ralls, 2nd- Tom Pierce, Passed

Transition Meeting for new HOA Board members was held immediately following the Annual Membership meeting.

The following officers were selected:

President- Tom Pierce
Vice President- Mike Ralls
Treasurer- Diane Burnett
Secretary- Karen Wiley
At-Large- Dave Koch

A follow-up Transition Meeting was schedule for Thursday, January 23rd at the Willamette Valley Country Club Board Room. Mike Ralls will arrange for the Board Room

Notes:

- 1991 CCRs and Bylaws still appear on the website. Not relevant. Remove?
- Contractor Recommendations are still on the website. Out-dated? Remove?
- Some title companies had had trouble finding the update 2013 CCRs and Bylaws. Recording numbers:
 - CCRs- 2013-014793 Bylaws- 2013-14792