

Willow Creek HOA Annual Meeting

January 19, 2013

Meeting was held at the Canby Adult Center

Cara Hawkins called the meeting to order at 9:03 AM.

Laurel Lukesh, Secretary, read 2012 Annual Meeting Minutes. Deni Cooper moved that we accept the minutes as read, Terry McMains seconded this motion and all were in favor. Minutes Accepted as read.

Cara Hawkins provided a summary of updates on 2012 old business. The photenia hedge was removed but no landscaping has been replaced. The board reviewed the proposed bench but found the shipping was as costly as the bench and determined it was not a good use of HOA funds at the higher price. The wetlands beaver issue was brought to the attention of the City of Canby and they are taking the necessary measures to keep water levels down below resident's yards and the walking path.

Nancy Meyer provided a treasurer's report including a 2013 proposed budget. Nancy provided an explanation of the pending Reserve Study and why this had been ordered. Dave Koch asked about unpaid bills. Nancy explained that we had one invoice outstanding which is the balance due on the reserve study. Jesse Villarreal Jr. asked if it is possible to set up a payment plans for homeowner that is outstanding. Cara explained the collection process and that we had reached out and received no response.

Jesse Villarreal Jr. offered to have his factory make the HOA a bench for the cost of materials. The board expressed interest and will follow up with Jesse on this offer.

Kim Blake motioned that we accept the proposed budget, Lois Gustafson seconded this motion and all were in favor.

Mariann Schindler provided a brief update on the CC&Rs. Mariann provided a history of the CC&Rs that began in 1991 and established the need for new documents. Copies of changes and a summary of the changes were provided to all attendees. It was explained why the Architectural Standards are not being recorded to allow future boards and Architectural Committees the ability to work with this document as a living/ breathing document able to be changed over time without the need to amend the recorded documents.

Jesse Villarreal Jr. requested clarification on his home lot and garage lot. Per Dave Koch, Wayne Scott the initial developer did have two lots at one point in time but after a sale fail he built the now standing garage as one lot and has historically been considered to be grandfathered in as one paying residence with one vote. No objections were made.

Votes on the CC&Rs and Bylaws were collected.

Viki Carlin provided a report on the wall. Discussion was held on the ownership of the brick wall and that the most recent land survey did show that in most cases the brick wall sits outside of homeowner

property. The damage to the wall is 1) due to trees 2) due to back fill 3) Wall was built to be decorative and not load bearing. Michael Ralls, a resident adjacent to the wall, confirmed that the wall has always been used as a retaining wall. Cara Hawkins read responses that were emailed in from residents regarding the wall.

Cara Hawkins described the elbow area and removal of the hedge. The board is now looking for suggestions or volunteers to put together a plan to landscape this area.

Cara Hawkins brought up the Tennis Court issues and that it is slowly sliding into the wetlands area. Dolly Kusturin asked if anyone even used the tennis courts. Cara expressed that they get much use in summer. Todd Davis asked what the long term plan for the tennis court retaining wall will be. Cara Hawkins explained that this still needs to be assessed and provided a summary of her state lands experience with regard to the retaining wall and cautioned on how we move forward to avoid fines.

It was brought to the membership's attention that the HOA entrance security system that is housed in Lot one is obsolete and needs to be a priority for assessment and replacement.

Board member elections were held with Jesse Villarreal Sr., Dave Koch, and Ken Simmons running for the 2013-2014 term. These members were successfully elected to the board by the membership.

Thank you to our retiring volunteer board members Nancy Meyer (1 year of service), Mariann Schindler (3 years of service) and Cara Hawkins (12 years of service).

The meeting was adjourned at 10:50 AM