

**Shadow Wood Homeowners' Regular Meeting**

**At Indian Hills Elementary School**

President, Sarah Lockhart-Sirman called meeting to order at 7:00PM at Indian Hills Elementary School .

**Board Directors present:** Sarah Lockhart-Sirman, President, Bill Geddes, Vice President; Elain Nielson, Secretary; Mike Johnson , Treasurer; Mike Esralian, Grounds Maintenance; Hung Wasson, Arch/Violations; Tim Roggenbuck, At Lrg; Violetta McPhee, At Lrg. Mark Welyczko, At Lrg, was absent.

Also Present: Loyd Towe, Communications; Barb Anderson on the Hospitality Committee; and homeowners, Shirley Esralian, Kiki Bennett, Mark Hamilton, and Dennis Lechniak.

Minutes of 10/18/2010 meeting read were and approved.

Because the last meeting on 10/18/2010 was held without enough notification to the homeowners the following two motions made at that meeting were invalid. They were readdressed as follows:

1. **A Motion made by Mike J was passed unanimously that Shadowwood regular meetings will be held at 7:00 PM the 2<sup>nd</sup> Thursday of each month**
2. **A Motion was made and passed (7 votes for and 1 vote against cast by Vi McPhee ) that the Shadowwood Board will consist of 11 Directors**

Bill Geddes will verify Indian Hills Elementary School availability for the December 09, 2010 meeting.

The 2 vacant directors positions were then filled as follows:

Mike J. nominated Loyd Towe for a directors position. Loyd was elected by unanimous vote. Tim R. nominated Barb Anderson for a director's position. Barb was elected by unanimous vote.

**A motion made by Hung was unanimously passed for Barb Anderson to head the Hospitality Committee. Barb is replacing Jeana Moon who recently resigned due to a busy schedule.**

**A motion made by Mike J was unanimously passed allocating \$150.00 to Mike E to purchase 1-2 MTG signs.**

**Treasurers Report submitted by Mike J was accepted and approved**

\*On liens: Mike pointed out that HOA liens for dues or fines on homes going into foreclosure or are a short sale is money that quite often can't be recouped. HOA liens line up for payment behind mortgage liens & there quite often is not money left after the mortgage lien is paid from the home sale.

\*Documentation for invoices paid in the last few years is intact with the exception of some utility bills.

\*Shadowwood HOA 2009 & 2010 taxes were not filed-Mikewill prepare and file them with Sara being the signer on them.

\*Mike's charges as treasurer will be for any filing fees done on behalf of Shadow Wood, and a five cent charge for copies. He will not be charging for his time spent serving as treasurer.

**A motion made by Mike J was unanimously passed to add Sarah Lockhart-Sirman as a Shadow Wood HOA check signer along with Mike O. Johnson and Violetta McPhee.**

**A motion made by Tim was unanimously passed to hold an Executive meeting to address requests made by homeowners to review Shadowwood HOA records at Mike Johnson's home at 7:00 PM on November 17, 2010. Sarah will notify everyone involved.**

**Report on Audit Bids by Sarah:** Sarah presented a printout showing the costs of financial reviews and audits. A homeowners association must do an audit per Oregon law only if it has over \$75,000 income. A financial review is less expensive than an audit. The cost increases with missing documents.

**Pool Committee Report by Dennis Lechniak:** Dennis gave a thorough report on upcoming maintenance needed and stated that the pool is basically in good shape. He has found no past maintenance records, and will put them in place going forward as well as a maintenance schedule. Dennis recommended that a floating pool cover as well as a space heater be purchased.

**A motion made by Barb was unanimously passed to allocate \$500.00 to Dennis for the purchase of floating pool cover and space heater.**

**A motion made by Mike J was unanimously passed for Tim Roggenbuck to be the board liaison on the pool committee.**

**Sleigh Ride Report by Barb:** The sleigh ride is set for 5:30-8:30PM, Sunday, December 12, 2010. Barb asked for volunteers to supply an extra table and a canopy.

**Maintenance Report by Mike E:** Mike reported on the bids for Dec 6<sup>th</sup> & 7<sup>th</sup> debris cleanup.

1. Sonny Yard Maint:- \$1100 (each home- 15 bags debris & bundled sticks) (based on 50 Homes)
2. Tyler West: \$1500 based on previous years.
3. Noah Wolfe's Landscaping & Yd Maint.- Labor \$1,000 + \$25.00 a PU Load

Tim brought up that Ralph Roggenbuck, currently doing Shadow Wood's monthly maintenance has a verbal agreement to do the debris pickup. Mike put his decision on hold until he hears back from Ralph regarding a bid.

If Indian Hills Elementary School is available, the next general meeting will be held there Thursday, Dec. 9 at 7:00 PM

Meeting Adjourned

Secretary, Elain Nielson