

BAILEY RIDGE HOA

Annual Membership Meeting

April 14, 2018

Call to Order:

21 units signed in/represented

6 proxy forms turned in/all to BRHOA

Tom Glass opened meeting at 11:02 am, introduced himself and his background

Gloria Butsch introduced herself and her background

Tyler Woodral introduced himself and his background

Tom introduced the ARC committee:

Tom, Diane Purdy, Linda Baehr, Craig Milberg

Gloria stated we had no minutes from last year's annual meeting and she had not got out the minutes to NWPPM for the March 10 meeting this year. We will post those minutes when we have them on the NWP website.

Gloria gave a summary of the financial report and proposed budget.

Tom pointed out that a quorum would require 53 units represented, that is not present today, so we will not be voting on anything.

A member asked a question about insurance and the E&O policy recently approved by the Board. Tom explained E&O coverage and the difference in the premiums.

Garey Price spoke to the walkway between phase 1 and 2. Essentially this walkway is a wide sidewalk that was not recognized as "common area" by the original developer. Right now this is considered part of the property for the (4) owners on both sides of it, who are then charged with it's maintenance and responsible to pay for it if needs repair or replacement.

Garey suggested that it become part of the "common area" which would require an amendment to the current CCR's by a 2/3 majority and that might be difficult.

Bryant Baehr had thought Pahlisch Homes damaged some parts of this concrete walkway, but was told by the City that the damage was not enough for them to go after Pahlisch to repair it.

Bryant also stated that he felt the owners of each lot adjacent to the walkway should be responsible for it, they should have done their research when purchasing the homes/lots and that's how it is.

One other owner suggested that it would be good if it were “common area” then the landscape crews would take professional care of it, but it was pointed out that they could not touch the creek/swale because that is the City of Salem’s jurisdiction.

Garey asked for a “straw vote” of who would be in favor of looking into changing this to “common area”

Result was 8 yes, 5 no.

Tom suggested that this might deserve a small analysis to see what needed to be done.

Tom brought up lot 1 and asked Garey to speak to it. Lot 1 is at the corner of River Road and Country Club and was owned by an Illahe owner who passed away recently. He bought it because he didn’t want anyone to build a home on it.

Garey suggested the Board of Directors send a nice condolences card to the family due to the death.

NWPPM will send a “polite” letter to the owner(s) advising that they need to keep the lot mowed and it appears to need it soon.

Bryant Baehr (?) brought up that he’d thought the HOA was out of the “lawn opinion” business, Pat pointed out that we would only look for glaring examples of poor maintenance, that honestly we’ve only sent out one letter in 5+ years about landscape issues.

Garey asked if NWPPM could add to their patrol list “hot buttons” fences that are in need of repair, especially when they are visible from the street along some long side yards and front gates etc... Pat agreed we could do this as well as offer our services to fix the fences!

One owner suggested we review the CCR’s for height restrictions on trees.

Tom wanted us to find out what kind of trees those are that the City installed along River Road.

A discussion about those trees and why they were replaced, why we paid for half (not paid yet) and that we cannot touch those trees or any of the trees between the sidewalk and street throughout the Bailey Ridge subdivision. **The City will fine people for trimming or messing with these trees!**

Garey brought up a suggestion that we consider asking the City if some of the trees inside the neighborhood could be exchanged for fruit or nut trees. He was suggesting that we could allow food bank personnel to take the food off of them. Garey did not get good reception on this idea, mostly due to who would clean up the mess and the potential for rodent population.

Garey discussed the monument at River Road and Tayside, how it’s not powered, was not done by Sandstrum (who went broke/filed bankruptcy) and then Pahlisch was not willing to put power to it, so no lights. Last year we got an estimate from Northside Electric for over \$5000 to get power to this location for lighting. There is some deterioration on this, can’t really be repaired. Garey suggested we move forward with the lighting bid since we had collected funds for it in the past.

The Board will decide on this.

General discussion about the “for sale” signs Pahlisch has up at entrances. They will remove these when the last home closes that they are selling in Bailey Ridge, should be in May.

General discussion about speed on River Road. Tom feels we will have to consider forming a “task force” to look into possible solutions to this with the help of the City. Tayside and River Road being the worst intersection!

Tom also stated he felt overall safety in Bailey Ridge should be considered, lack of stop signs (City has a specific requirement before a stop sign is installed).

Garey suggested that all owners should send information into the City if they feel strongly about this and not just wait for the Board to take direction.

More to come on this from the Board.

General discussion about dog waste being really bad, maybe not even our owners/residents. We will put a reminder in the next newsletter about this. It’s ILLEGAL to allow your pet to defecate on private property and on public property it must be immediately cleaned up!

One member asked about the ground cover along River Road between the sidewalk and the fence. It was explained to all that there is NO irrigation on that side, extremely expensive (\$25k+) to install irrigation to that side of the sidewalk. What is there now grows well where it does because of run off from people’s yards.

Garey suggested a parks committee, he’s been on two, not interested any longer in being involved but thinks someone should carry that torch! Illahe Ridge Park was the topic of lots of discussion.

General discussion about being involved somehow in “emergency preparedness” of some kind. We will get information for the next newsletter from a member at large on this (nametags!)

Garey mentioned the “neighborhood watch” has also fallen to the wayside and that this committee who wants to do “emergency preparedness” might also be interested in reviving this!

If anyone is interested in being involved in any of this, send in a “contact us” email to NWPPM and we’ll pass it along to the Board.

Meeting adjourned at 12:29 pm

NOTE TO FUTURE-have nametags for everyone!