

# **BAILEY RIDGE HOA MEETING MINUTES**

March 10, 2018

Regular Meeting of the Board of Directors

- I. Tom Glass called the meeting to order at 11:06 a.m.
- II. Roll call: Introduced new Board Members: Tom Glass, Chair; Gloria Butsch, Treasurer; Tyler Woodruff, Vice-Chair

Member home owners in attendance: Rich Kelber, Leanne Durfey, Cindy Williams, Gerald & Diane Purdy, Bryant & Linda Baehr, Larry Farkash, Monique & Kevin Damuth, Bar Boyse, Garey Price, Valorie Patterson

- III. Approval of minutes from last meeting: No minutes were available
- IV. New business

- a) Establish bank signers – Motion by Linda Baehr, seconded by Garey Price to approve the new board members to be the signers on the bank accounts for the Bailey Ridge HOA. Motion carried.
- b) Budget – Gloria Butsch gave a summary of the financial report, with assistance from Garey Price. Garey provided the history of the HOA finances and the process for developing and approving the budget.

Discussion about the 3<sup>rd</sup> monument light at the entry on Tayside from River R. Garey noted that the price is about \$5K due to requirement to bore under road. Consensus was to explore possibility of tapping into the electric at the corner lot and give owner a stipend to cover usage. Consensus to put on agenda for the annual meeting.

Question asked about the trees on River Rd. Garey gave a brief history and updated on status of replacement.

Question asked about the swale. Garey gave a history. Discussion continued about Palish and lack of making them build the fence in reference to the property on Shale and the property on the corner of Rogue & River.

Question asked about the landscaping between fence and sidewalk along River Rd. Garey responded that if you see things that need attention, contact the management company.

Question was asked about the fee for architectural review in order to paint house. Asked the board to consider no fee if no change in paint color.

- c) Insurance – Tom Glass researched the insurance coverage and found that there was little to no D & O coverage, which protects the individual board members in the course of doing HOA business. Tom received a couple of quotes and best was \$1,625; the budget is \$1,200. Motion made by Linda Baehr, seconded by Garey Price to approve the expenditure for the coverage. Motion carried.
- d) Newsletter – Garey Price gave a brief history. Management company puts it together. There was discussion about Facebook and Social Media options. Consensus to add discussion to agenda for the annual meeting.

V. Member Questions:

Linda Baehr inquired about the Friday inspections by the management company. They seem to be missing problems. Garey emphasized contacting the management company whenever you see a problem that needs attention.

Diane Purdy voiced concern about River Rd traffic. Discussion followed about getting the speed reduced from 45 mph to 35 mph. Barb Boyse motioned, Linda Baehr seconded for the board to follow up with the City of Salem regarding the speed limit. Motion carried.

Garey Price pointed out the the walkway between the Palish development and the Sandstrom development is currently the responsibility of the adjacent lots. He suggested that there has been discussion in the past about making it a common area. Following discussion, decided to add it to the annual meeting agenda.

VI. Schedule Annual Meeting: The board will schedule for April or May.

VII. Tom Glass asked for volunteers to be on the Architectural Review Committee. Linda Baehr, Diane Purdy and Tom Glass will serve on the committee.

VIII. Adjourn – Meeting was adjourned by Tom Glass at 12:50 p.m.