



March 20, 2024

Board meeting minutes

7:03 pm - meeting called to order. Board members present: Michele Sparks, Jennifer Meltzer, Matt Falby, Fred Wilson, Gillian Fischer

Motion: Michele moved to approve the minutes of the February meeting as presented. Gillian seconded the motion. **Motion passed.**

OPERATIONS – Doug

Lafayette Well – The Lafayette well electrical repairs are complete, but the well is still not operating automatically. The board approved *by consensus* to have Doug investigate how much repair of the communication issue will cost.

Wyant Development – The letter of concern has been sent. The developer asked the City of Salem for an exception to the COS/OHWA agreement to purchase shares. The City seems to be willing to amend the agreement to remove the restriction on issuing shares.

Friend Family – Jennifer will forward the email conversation with the Friend Family. The association needs to hire an engineer to look at the entire system to see what will be needed to add in the new well.

Polk County – still need to correct deficiencies, need vents for wells and a lock on the tank hatch. The board agreed *by consensus* to put full protection on the top of the tanks at the board room.

Landscaping – Don will contact landscaping companies to find someone to mow the grass and trim the trees at the board room.

OFFICE UPDATE (Staff)

March billing/Account updates – No issues

Motion: Michele moved to approve the new share at 2334 37th Ave NW for Comfort Homes. Fred seconded the motion **Motion passed.**

Staff contacted the listed owner at 2916 Orchard Heights Rd and informed them of the continuing charges on the account. The owner is deciding on whether or not to keep the share.

TREASURER'S REPORT – Michele

Total expenses for February 2024 were \$11,440, income was \$14,460. Total assets are \$1,464,600.

8:10 pm -- Meeting adjourned, the next board meeting will be at 7:00 pm on Wednesday, April 17, 2024.

Respectfully submitted
Mary Tucker
Strategy Management, LLC