

Haverhill HOA Annual Meeting Minutes

August 9, 2017

1. 2017-18 Architectural Control Committee (ACC) Members
 - a. Vacant – President (Modification requests, HOA meetings, website)
 - b. Vacant - V.P. of Operations (HOA projects, social events, lawn service)
 - c. Lynn Salisbury – Treasurer (HOA dues, Bank of America bank account, bill payment)
1935 Haverhill Way
lynnsalisbury@comcast.net
2. Homeowners in attendance: Alex Clark (2016-17 ACC member), Lynn Salisbury (2016-18 ACC member), Bryan Libel (2015-17 ACC member), Will and Linda Parker, and Bert and Shirley McGee.
3. Review and Approval of 2016 Annual HOA Meeting Minutes. Approved without any changes.
4. HOA Projects Update
 - a. Sprinkler System Repair - Alex Clark, 2016-17 ACC member, reported Ross Church, Oregon Irrigation, had recently repaired the sprinkler system along Santa Anita and replaced several sprinkler heads. Mr. Church still needs to repair the sprinkler system in one area near Eagle Crest.
 - b. Tree Trimming – Bryan Libel, 2015-17 ACC member, relayed Cort Maleike recently informed him via e-mail that two HOA trees adjacent to his property still needed trimmed as he had reported a couple months earlier. Cort also stated one of the trees had formed a split down its trunk. Alex said he would follow-up with Mr. Daryl North, who was to trim the trees.
5. HOA Finance Report – See accompanying document.
 - a. Lynn Salisbury, 2016-18 ACC member, reported 24 of Haverhill's 26 houses have paid their annual dues (\$400) and special assessment (\$153).
6. Miscellaneous
 - a. CC&R Update – Bryan Libel reported meeting with an attorney about updating the Haverhill HOA CC&Rs that were approved at a HOA meeting in May 2015. The attorney stated a majority of HOA households needed to

approve any revisions to the CC&Rs. As a result, the next ACC will facilitate a HOA-wide vote on the following CC&R changes:

- i. Fences to be made of wood with natural or clear stain, or no stain.
- ii. Roofs are to have cedar shake shingles, or architectural (triple layer) composite shingles that are charcoal gray or black. Current roofs will remain acceptable and be grandfathered-in.
- iii. Siding is to be cedar or cement-fiber (e.g., hardiplank) with 4-6 inches exposure.
- iv. Windows are to have vinyl frames.
- v. Delete all references to number and size of trees required for each household lot.

The increase in HOA annual dues (\$400), which a majority of households have already approved, also will be incorporated into the CC&R update (without further voter approval).

- b. Architectural Control Committee (ACC) membership – Per the July 2016 HOA annual meeting, Bryan Libel promulgated a rolling ACC member selection roster. See accompanying document. The roster groups newer homeowners with those who have resided longer in the Haverhill neighborhood. HOA Meeting attendees unanimously approved the roster and the following rules for use.

Effective September 1, 2017, the 2017-18 ACC will be comprised of the following households:

- i. **Chris and Kirsten Kendall**, 6280 Haverhill Court
- ii. **Mike and Terri Zagone**, 2000 Eagle Crest
- iii. **Lynn Salisbury** – Returning ACC member (Treasurer)

ACC membership runs for at least one year, ending at the HOA's next annual meeting (usually held in July or August). A household that is identified to serve on the ACC but cannot because of extenuating circumstances is expected to coordinate its own replacement by contacting the next household on the roster. Any replaced household has the option of deferring for one year or paying \$200 (in addition to \$400/year dues) to the Haverhill HOA in lieu of serving on the ACC.

7. Neighborhood Social Events

- a. Meet your Neighbors & End of Summer Party
 - i. Lower cul de sac on Sunday afternoon, September 17
- b. Winter Holiday Party – **Need 2 households to host**
 - i. Saturday evening, December 9

8. Adjourned at 8:30 PM