

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

July 7, 2005

Sign in, Call to Order, Welcome (7:15 pm)

Attendees: Brian Egan (President), Robert Neary (Secretary), Cass Dykeman (Treasurer), Dave Stubbs (DLS Associates), and residents Nancy Butler-Neary, Tamina Toray, Kristina Tidwell, Steve Tidwell.

Open Forum: – (Homeowners raise concerns to the Board; Target: ½ hour max)

1. **Tamina Torray** raised the concern of residents lighting fireworks in the neighborhood. The concern was that this activity was creating a noise nuisance and potentially a safety issue due to dry grass in the vicinity. The suggestion was made to call the local police however the consensus was that the police would probably not have sufficient reason to respond. There was discussion regarding sending a mailing to the residents involved. A recommendation was made to the board to send a statement to the residents prior to next year's July 4th holiday regarding issues of fireworks noise and safety. It was further recommended that similar notification be delivered to the residents prior to the New Year's Eve holiday.
2. **Steve Tidwell** inquired about mowing the tall grass in the location where his property abuts the City's Urban Stream wetland. It was recommended that Steve contact the City of Corvallis directly to determine specifically where he can mow and if he needs a permit to do so.
3. **Tamina Torray** raised the issue of a specific resident with three dogs. This resident is walking the dogs, allowing them to defecate on adjoining private property at the trailhead and not picking up after the dogs. No further remediation regarding this resident was discussed at this time.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on June 13, 2004 – Robert
 - a. Accepted the motion to forego reading of the meeting minutes (which will be posted on the Meadows HOA website after the Board meeting).
 - b. Minutes Approved
2. Treasurer's Report – Cass
 - a. Cass reported that the account statement balanced to the penny. The reserve account is earning roughly \$130 in interest each month.
 - b. The budget reserve allocation showing all of the expenditure categories (i.e. Bark mulching, roofing, etc.) will be posted on the Meadows HOA Website.
 - c. Treasurer's report approved.
3. ARC Review

- a. Steve Tidwell requested approval to put up a fence, asking essentially to extend the fence on the back side of Morning Glory, through his property line. Steve provided a picture of the fence design. The Board gave tentative approval to build the fence; Steve was asked to submit his request in writing to the board for review and approval.
- b. Tamina inquired about how the ARC review committee would view the installation of television antennas. The suggestion was made that there is likely sufficient space in the attic of the building to install an antenna.

Information and Input Items:

1. Robert Neary was warmly welcomed as the new Secretary.
2. Owner Survey - Dave reported he received 85 survey forms back from the residents, 21 of whom have opted for receiving their monthly statements via e-mail. The current ratio of owners to renters is 45/55.
3. Neighborhood Watch interest - Dave reported there was no interest shown by the residents for operating a Neighborhood Watch program.
4. Standards and Enforcement Committee – Cass reported that he had researched other HOA web sites to get a feel for what types of items generally appear on a Community Standards Policy. Cass routinely walks through the neighborhood and notes items which could become standards policy issues such as personal items stored on porches or landscaping items which have the potential to create obstacles for landscape maintenance crews. Cass will prepare a draft Community Standards Policy which he will present for consideration at the next Board meeting.
5. Web Site revisions – Brian announced that the Meadows HOA web site has undergone extensive revision to add new content and update previously outdated content.
6. Billing submitted to NWCM – Dave provided the Board a copy of the letter/invoice which was sent to NWCM outlining deficiencies in their account practices including under-billed accounts and questionable charges for services allegedly provided to the HOA. The letter was dated July 1, 2005. The Board will wait for a response from NWCM prior to determining the next course of action.
7. Announcement was tendered by Brian that, at it's next meeting, the Board will be discussing the CC&R clause with regard to properties being rented for periods of less than 30 days. The Board has been made aware that some owners are allowing their properties to be advertised as being available for rent by the day and/or week. The Secretary will send a letter to the owners of these properties announcing that the CC&R regarding this issue will be discussed at the next Board meeting and inviting them to attend.

Decision Items:

1. The next Board meeting is scheduled for August 8th, 7:15 PM

2. Responsible pet ownership and cleanup – The Board agreed that no general notice will be sent out to the community at large regarding cleaning up after your pet. Specific violators may be contacted directly regarding this issue.
3. Subsidize the City for additional pet waste stations – Cass, Tamia, and Karl will conduct an assessment of the extent of the pet waste problem and report back to the Board at the next meeting.
4. “Home of the Month” suggestion – The Standards and Enforcement Committee will meet and make a recommendation to the Board at the next meeting.
5. Brian will research the feasibility of adding a user-driven guestbook to the Meadows HOA web site for the purpose of neighborhood intercommunication.
6. Miscellaneous Issues
 - a. Dave answered a general question the Board had about the “percolation basin” parallel to 29th street between Huckleberry and Daylily streets. The basin is designed to catch rain run-off however the basin does not completely drain. As such, basin has standing water and tall weeds, which could provide habitat for mosquitoes and a safety hazard to children. Dave believes this is a City responsibility and will follow up with them.
 - b. Dave has sent letters to FHR Company regarding past due HOA assessments.
 - c. Dave reported that most irrigation system issues have been resolved. If any further issues develop, Dave should be contacted.

The Board adjourned at 8:38 PM