

# The Meadows at Timberhill Owner's Association

## Board of Directors Meeting

September 12, 2005

Sign in, Call to Order, Welcome (7:30 pm)

Attendees: Brian Egan (President), Cass Dykeman (Treasurer), Dave Stubbs (DLS Associates), and residents/owners: Tamina Toray and Charlotte Goddard. Absent, but quorum established: Robert Neary (Secretary).

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

1. Tamina expressed concern about the design of the new fence at 2979 NW Morning Glory; while ARC permission had been granted, the new side fences are not of the “good neighbor” construction style. The back fence has yet to be constructed.  
**Action:** DLS Associates will research the ARC application to determine what was approved, and will notify the owner that additional fencing must comply with CC&R requirements.
2. Tamina reported that the bark dust application performed recently by Cedar Crest Landscaping was erratic and not up to the standards of the previous application.  
**Action:** DLS Associates will contact Cedar Crest to get the application done properly at their expense.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on August 8, 2005.  
**Result:** Minutes approved.
2. Treasurer's Report – Cass
  - a. We now have fully funded our reserves and made up for the K&F/NWCM shortfall!.
  - b. The Landscaping contract is coming up for renewal. DLS Associates will solicit bids from Cedar Crest (renewal), Superior, and other firms as needed.
  - c. Treasurer's report approved.
3. ARC Review committee - Cass
  - a. No ARC requests were submitted to the Board this month.

Information and Input Items:

1. NWCM responded to the bill hand-delivered by Brian (after they returned the mailed bill). They had been billed \$191 for a uncorrected bank error, \$50 for an incorrect check, \$231 for debris removal that was billed to MTH instead of the developer, and \$419 for DLS Associates' time in correcting recordkeeping and accounting issues. NWCM paid the \$50 for the check, declined to pay for DLS Associates' time, declined to pay for the \$191 bank error, and stated that the \$231

payment was authorized by the Board.

**Result:** Board decided to accept the \$50 payment, attempt to recover the \$231 directly from the vendor, write off the \$191 bank error because insufficient records were available and too much time had passed, and pay DLS Associates out of HOA funds. The Board was not happy with NWCM's response, but acknowledged that the costs and risk-of-loss associated with filing a Small Claims case made this option unattractive.

2. The vegetation in Tract A (the retention pond off 29<sup>th</sup>) has grown to unacceptable levels. DLS Associates had previously contacted the City, asking for help in getting Pahlisch Homes and Timberhill Corporation to perform their agreed-upon maintenance. No response from either firm was forthcoming.  
**Action:** Brian will call Teri Valiant of Pahlisch to ask for a status update on the maintenance, and will report back next meeting.
3. Standards and Pet Waste Committees reported that charcoal grilles cannot be fully regulated, because City Code considers The Meadows a community of single-family homes; the Board can, however, monitor them as an appearance/nuisance issue and act accordingly. Pet waste is a problem with a few addresses; DLS Associates and Board members will chat with residents before further Board action is considered. Pet waste also continues to be a problem in adjoining trails and City-owned land, but this is outside the jurisdiction of the Board (but the Board and Meadows residents can lodge normal complaints with the City, especially if they have photo evidence of the pet defecating in an inappropriate place or the waste not being cleaned up immediately by the owner.
4. Former resident Tim Hansen observed that the laminate flooring used in The Meadows may be susceptible to water damage and should be treated carefully.  
**Action:** Tamina Toray will investigate and report back next meeting.
5. DLS Associates, Board members, and several residents have all noticed that many residents continue to store their garbage cans and recycling containers outdoors, in violation of the CC&Rs.  
**Action:** Brian will put a note on the website, and will place flyers on the garbage cans on one trash pickup day before the next meeting.
6. Noise and nuisance complaint process: The Board discussed the preferred process for owners who are having problems with noisy neighbors, loud vehicles, pets defecating in their yards, etc.  
**Result:** The Board recommends that people first attempt to resolve issues themselves, through constructive face-to-face conversation. If that fails, and the issue is a violation of a City ordinance or statute, the Corvallis Police Department should be involved (through their non-emergency number, 766-6911); CPD's options are to warn or to cite; repeat visits may also result in a Special Response Fee of several hundred dollars being assessed by the CPD. If police involvement is not appropriate, or if discussion might help, residents should contact the Board, who can arrange for a trained mediator. The Board will also make decisions and take actions in the case of CC&R violations that do not violate ordinances or laws, if the complaint is made in writing or e-mail.

Decision Items:

1. CC&R violations, 3187 NW Shooting Star: Motorcycle noise and excessive pets (3). A cease-and-desist letter was sent to the owner last month, with a copy to the resident. Neither has responded, and the two violations continue. In addition, there is new paint damage to the front sidewalk. (Photo documentation.)  
**Action:** The Board will send a second letter to the owner and copy to the resident, informing the owner that a hearing will be held at the October Board meeting; failure to resolve the issues could result in the owner being fined by the Homeowners Association.
2. CC&R violations, 3155 NW Shooting Star: pet damage to front lawn, pet tie-down hindering landscapers, pet waste stored in open container in front yard. (Photo documentation.)  
**Action:** the Board will send a "First Notice" letter to the owner-resident.
3. CC&R violations, 3160 and 3156 NW Shooting Star: pet waste and tie-downs.  
**Action:** DLS Associates will investigate, and will chat with the residents before further Board action is considered.
4. The Standards and Enforcement Committee presented their latest guidelines.  
**Result:** Approved. They will be placed on the Web site.
5. Dave Stubbs of DLS Associates asked the Board to define his level of autonomy and authority in resolving landscaping, irrigation, roof moss, and other exterior maintenance problems. (The HOA is responsible for problems up to the house's outer walls.)  
**Result:** The Board confirmed that DLS Associates had full authority to resolve all these issues. (Note: a previous Board decision requires DLS Associates to get Board approval to spend more than \$500.  
**Result:** Owners experiencing problems with home exteriors or landscaping should call DLS Associates.
6. The next Board meeting is scheduled for Monday, October 10<sup>th</sup>, 7:15 PM.

The Board adjourned at 9:20 PM