

# **The Meadows at Timberhill Owner's Association**

## **Board of Directors Meeting**

December 12, 2005

Sign in, Call to Order, Welcome (7:05 pm)

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

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

1. No issues were introduced during the open forum.

### Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on November 14, 2005 – 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 appears to be in order and the bank statement balanced.
  - b. Treasurer's report approved.
3. ARC Review committee - Cass
  - a. No ARC requests were submitted to the Board this month.
  - b. DLS Associates has sent three letters to owners who have installed TV satellite dishes without obtaining approval from the Board. Of concern is placement of dishes on "common property" and on roofs, neither of which is allowed in the CC&Rs.

### Information and Input Items:

1. Presentation of the final Exterior Appearance Resolution – With the inclusion of a few minor changes, the remaining items 4 through 8 of the Exterior Appearance Standards document was presented to the Board for adoption. The Board unanimously approved the resolution. The Appearance Standards will be posted on the HOA Web site.
2. "Keep your trash container inside" status – Dave submitted a report to the Board showing that there has been a significant decrease in owners/residents leaving their trash and recycling containers out in public view after the weekly pickup day. The Board approved the issuing of "reminder" notices to residents after having received numerous complaints from members of the community regarding neighbors not putting away their trash receptacles. Now that most residents have been made aware of the problem, everyone appears to understand the importance of placing their containers out of public view.

3. Status of 2859 Daylily – Dave reported that this unit suffered catastrophic water damage from leaking plumbing. The unit is currently unoccupied. Dave consulted with the owner of the adjacent property to determine if there might be damage to the common wall. Dave reported that the HOA's insurance carrier has initiated a claim to protect the HOA's rights and interests.
4. Update on Web hosting/site changes. – Brian reported that he is in process of switching the HOA web site from Peak to IXWeb Hosting, Inc. All that remains is transfer of the domain name. Transferring the web site to the new host will result in lower costs and better performance of the Board's e-mail system. The new hosting should be operational in a few days.
5. Another satellite dish was reported mounted on Daylily. Dave will investigate and take action similar to the recent three occurrences on Morning Glory.

Decision Items:

1. The Board adopted a resolution to wish all owners/residents "Happy Holidays".
2. The next Board meeting will be Monday, January 9, 2006 at 7:00 PM.

The Board adjourned at 7:46 PM