

# The Meadows at Timberhill Owner's Association

## Board of Directors Meeting

January 9, 2006

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

Attendees: Brian Egan (President), Robert Neary (Secretary), Dave Stubbs (DLS Associates).

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

1. Dave reported that two of the units were experiencing water leaks and had to be repaired. At 3101 Morning Glory, bad caulking allowed water to leak through the roof of the garage. At 3103 Shooting Star water had leaked through the window. Dave had Sprick Roofing do the caulking and flashing repairs.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on December 12, 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 – Dave (Cass was not present)
  - a. Net income for December 2005 was approximately \$2,800.
  - b. Net income for the 2005 year was approximately \$26,000.
3. ARC Review committee - Dave
  - a. Several residents/owners have installed satellite dishes without going through the ARC application process and approval by the Board. Jason Fuhrman sent an e-mail to Dave requesting that his dish installation be approved as currently installed. Mr. Fuhrman asserted that removing the dish, to be in compliance with the CC&Rs, would then leave holes (damage) that would need to be patched. The Board therefore approved a motion to grant a one-time exception to retroactively approve Mr. Fuhrman's dish installation. Dave will send a letter to notify Mr. Fuhrman of the approval and indemnity conditions.
  - b. DLS Associates has sent letters to three owners who have installed TV satellite dishes asking them to request ARC approval from the Board. None have responded. Although these installations would have been approved by the Board; in the absence of an application, notification of indemnity is not conveyed to the owners. The Board made a motion to have Dave mail to each of the owners a copy of the "indemnity clause" to notify them of their liability for any damages, repairs, et.al. which may result from an unapproved installation. **The motion was passed.**
  - c. The Board is concerned that satellite dish installations are not being requested through the ARC process. Dave was asked to place a reminder

on the next billing statement that satellite dish installations must be approved by the Board PRIOR to installation.

Information and Input Items:

1. Web hosting changes – Brian reported that the monthly cost for web hosting is now around \$4.00 per month. E-mail is now functioning without being lost or misrouted. Brian is in the process of transferring all the CC&Rs and By-Laws through OCR so they can be published on the HOA web site.
2. Catch basin in Tract A – Brian received a call from a concerned resident about the high water level of the catch basin. A check with the City determined that the catch basin was functioning as designed to catch and dissipate excess rainwater.

Decision Items:

1. The Board was reminded that a “Water Intrusion Inspection” should be considered in the near future. Dave is currently reviewing a company that provides this service. He will determine specifically the inspection covers and obtain a cost estimate. His findings will be presented to the Board at a future date.
2. The Board is again receiving complaints regarding pet waste being deposited on neighboring property, common property and city property. The Board will notify all residents/owners that the issue of pet waste will be discussed at the next board meeting. Residents/owners concerned with this issue are strongly urged to attend and participate in the discussion.
3. The next Board meeting will be Monday, February 13, 2006 at 7:00 PM.

The Board adjourned at 8:15 PM