

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

February 13, 2006

Sign in, Call to Order, Welcome (7:03 pm)

Attendees: Brian Egan (President), Robert Neary (Secretary), Cass Dykeman (Treasurer), Dave Stubbs (DLS Associates), and owners Nancy Butler-Neary, Heather Donaldson.

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

1. This evening only, the open forum was extended to one hour to allow sufficient time for the discussion of the continuing issue of pet waste not being removed promptly by pet owners. – Heather Donaldson testified that she believed the pet waste problem had greatly improved during the ensuing year. Heather stated that she always picks up after her pet but noted that others she has observed do not. She occasionally has cleaned up after other people's pets. Brian explained that some of the worst areas are actually on City-owned property over which the HOA has no jurisdiction. These "hot spots" are on the City park property near Shooting Star and on the north side of the development on Huckleberry. Cass offered to contact the City Council representative for the local ward (Betty Griffith) and ask to meet with her at the "hot spot" locations. Cass will attempt to present the problem and determine if the City would be willing to add signage and/or pet waste disposal stations to the City property in that area. Cass will report the results of his inquiry at the next Board meeting. Brian reiterated that he believes that direct contact with the offending pet owner should be the first course of action. It was suggested that residents could also take pictures of chronic offenders in the act and send the pictures with a written complaint to City Animal Control for enforcement.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on January 9, 2006 – 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 bank statements balanced and all bills paid by DLS Associates were in order.
 - b. Dave reported that the tax returns for the HOA were completed. Due to interest income earned on accounts the HOA owes \$330.00 in Federal and \$47.00 in State income taxes. The tax returns were presented to the treasurer for signature.
 - c. The Treasurer's report was approved.
3. ARC Review committee - Dave

- a. Dave reported that the last satellite dish owner at 3105 Morning Glory responded to the ARC with their request. The installation was approved.
- b. Dave reported that the only outstanding ARC requests are old ones dating back some years, specifically, regarding a fence line constructed on the east property lines between units 81, 82, 84, 85, 94 and City owned property. Since these fences have been in place for several years a **motion** was made to issue a blanket retroactive approval for the existing fences. **The motion was passed.**

Information and Input Items:

1. Abandoned vehicles/trailer storage on HOA and adjacent streets.
 - a. There is an abandoned vehicle parked in the vicinity of Daylily and Shooting Star. Dave has already reported it to the Corvallis PD and it has been tagged. If not moved, it will be towed by the City.
 - b. There are two large trailers are being stored at the end of Huckleberry. Dave offered to speak with the owner of the trailers to suggest that they be moved to a commercial storage facility.

Decision Items:

1. HOA's review of services provided by DLS Associates – Brian made a **motion** on behalf of the Board to express their gratitude to Dave Stubbs for providing comprehensive and diligent property management services to the HOA. **The motion was unanimously approved.**
2. Water Intrusion inspection – Dave brought up the issue discussed at the previous Board meeting about conducting a water intrusion inspection for the development. Since there are unresolved questions regarding what specific services this company would provide and at what cost, a **motion** was made to ask DLS Associates to contact the company to obtain a bid. **The motion was passed.**
3. The next Board meeting will be Monday, March 13, 2006 at 7:00 PM.

The Board adjourned at 8:07 PM