

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

March 13, 2006

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

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

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

1. Charlotte had a question about her irrigation system not having ever worked. Brian suggested that she go through the trouble-shooting process on the Web site. However, the water has not been turned on for the year yet. Dave offered to help Charlotte with the irrigation.
2. Brian noted that there is a lot of crabgrass and moss on the property lawns. Dave will check with the landscaping contractor to determine when they will attend to the problem.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on February 13, 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. The Treasurer's report was approved.
3. ARC Review committee - Dave
 - a. No requests are pending approval at this time.

Information and Input Items:

1. Dave has officially notified by mail all the owners of the fence line, constructed on the east property lines between units 81, 82, 84, 85, 94 and City owned property, that the Board has issued a blanket retroactive ARC approval for the existing fences.
2. Insurance Update – Dave reported that the hazard and liability insurance premium for the HOA had increased from \$13,000 to \$18,000 per year. Upon discussion with the insurance agent, Dave was informed that the increase was due to a “claim” on record made by the HOA. However, no money was ever paid out by the insurance company regarding this claim. Dave will continue to negotiate with the insurance agent to determine if the premium amount is correct.
3. Abandoned vehicles/trailer storage on HOA and adjacent streets.

- a. The abandoned vehicle parked in the vicinity of Daylily and Shooting Star has been moved onto the driveway of 2763 Daylily. The Board decided that a single flat tire did not constitute a state of “disrepair” so no further action was taken at this time. The Board will monitor the situation.
 - b. Dave has not yet spoken with the owner of the two large trailers are being stored at the end of Huckleberry as the owner has been out of town.
4. Traffic accident in the Park at Timberhill – Two trees were damaged in the adjacent Park at Timberhill by a motor vehicle allegedly driven by a resident of The Meadows. Dave will obtain a copy of the police report. This incident did not occur on Meadows property.
5. Dog waste issue – Cass reported he will be meeting with Betty Griffiths from the City to show her the locations where pet waste disposal is a problem on City-owned land adjacent to The Meadows. Hopefully the City can be convinced to place pet waste disposal stations and signage in those locations.
6. Financial Review – Dave reminded the Board that a Financial Review must be completed as required by Oregon statute. It was decided that scheduling the review should wait until after April 15th. The issue will be discussed at the next Board meeting.
7. Water Intrusion Inspection – Dave has not heard back from the company who offered to provide a bid for the inspection. Dave will contact the company and inquire about the bid status.

Decision Items:

1. The Board discussed the necessity of maintaining a monthly meeting schedule. After discussion, the Board decided to continue to meet monthly until such time as it appears unnecessary.
2. The next Board meeting will be Monday, April 10, 2006 at 7:00 PM.

The Board adjourned at 7:42 PM