

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

April 10, 2006

Sign in, Call to Order, Welcome (7:09 pm)

Attendees: Robert Neary (Secretary), Cass Dykeman (Treasurer), Dave Stubbs (DLS Associates), and owner Ken Gibb. Brian Egan (President) was unable to attend.

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

1. Ken Gibb raised several issues regarding the condition of the lawns, specifically crabgrass, broadleaf weeds, moss and dead patches. Dave Stubbs has been discussing the problem with the landscape contractor, Cedar Crest. Some lawns are infested with Crane Fly larva. Dave believes the contractor is waiting for the wet weather to abate so the contractor can apply treatments but will find out from the contractor when this is scheduled to occur. Dave will also check the contract with Cedar Crest to determine if they are responsible for treating weeds in the shrubbery-bark dust areas.
2. Ken Gibb noted that several utility “pedestals” (cable and phone above-ground terminals) are bent and some are broken. Dave will check to determine if the individual utilities are responsible for maintaining their utility pedestals.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on March 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. Cass inquired about an \$85.00 payment to Sprick Roofing. Dave said this was for repair of a roof leak for a unit on Shooting Star.
 - c. The Treasurer's report was approved.
3. ARC Review committee - Dave
 - a. There was a request to approve the placement of a prefabricated outdoor storage unit at lot 22, 3212 Foxtail. The applicant provided a picture of the storage unit. The Board approved the request.

Information and Input Items:

1. Dave spoke with the residents of 3187 Shooting Star regarding a report that the resident still had three dogs on the premises in violation of the CC&R's. The resident had attended the October 10, 2005 Board meeting regarding this issue

- and agreed at that time to remove one of the animals within 30 days. The resident admitted that he still owned three dogs but one was gravely ill and not expected to live much longer. The Board elected to extend the resident an additional two months, after which, if he is still in the possession of three dogs he will be formally notified of non-compliance with the CC&R's.
2. Water Intrusion inspection – Dave reported he has not received a bid from the company he contacted regarding conducting a water intrusion inspection. Dave will attempt to locate another company that can provide these services.
 3. Abandoned vehicle – An abandoned truck is parked on Shooting Star near the city park. Dave will contact the Corvallis Police to have the vehicle “tagged” for removal.
 4. Dog waste issue – Cass reported he had a highly successful meeting with Betty Griffiths and a city engineer regarding placement of pet waste disposal stations at city owned land adjacent to The Meadows. The city has major renewal plans for the entire park area including the planting of additional trees and landscaping. These renovations can be expected to begin soon with a majority of the work planned for June and to be completed this fall. The city agreed to place a pet waste disposal station on city property near the intersection of Daylily and Shooting Star. They will not place a disposal station at the end of Huckleberry but will place dog ordinance signage at that location.
 5. Tract L status. – Dave previously forwarded a letter from the City of Corvallis to the Board via e-mail informing the HOA that this tract has been designated as “Wetlands”. Because the HOA has no direct access to this land, it cannot be developed or used in any practical manner, and could be potential cause for liability to the HOA, Dave suggested the Board consider deeding the property to the City. This issue will be discussed at the next Board meeting.

Decision Items:

1. The HOA is required by the State to conduct a Financial Review. Cass has the name of a CPA who can conduct such a review. He will contact the reviewer and obtain a bid and report at the next Board meeting.
2. The next Board meeting will be Monday, May 8, 2006 at 7:00 PM.

The Board adjourned at 8:02 PM