

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

## **Board of Directors Meeting**

Special Emergency Session - May 31, 2006

Sign in, Call to Order, (11:11 AM)

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

Brian called a special emergency session Board meeting to discuss the rapidly deteriorating condition of the development's landscape maintenance. The Board has received several complaints from owners about poor landscape maintenance including, but not limited to, dead lawns, pest damage, weeds and crabgrass, improper mowing (scalping) of lawns. Brian and DLS Associates have photographed specific problem areas in the event that evidence may be necessary should litigation be necessary to resolve the issue. Voice mail messages left for the landscape contractor, Cedar Crest, have gone unanswered. Brian reported that he was eventually able to personally speak with Mr. Kyllingstad, the new owner of Cedar Crest, and discuss the landscaping deficiencies with him first hand.

The Board met on this day to determine a plan of action regarding options available to immediately remedy the landscape maintenance issue. The Board unanimously elected to send a letter to Cedar Crest outlining specific maintenance items in the contract for which the Board feels Cedar Crest is negligent and/or completed in a substandard manner. The Board will give Cedar Crest 30 days to remedy these deficiencies to the satisfaction of the Board, upon which the Board will decide if Cedar Crest may be liable for breach of contract.

The Board adjourned at 11:59 AM.