

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

June 12, 2006

Sign in, Call to Order, Welcome (7:04 pm)

Attendees: Brian Egan (President), Robert Neary (Secretary), Dave Stubbs (DLS Associates) and owners Jim Fischer, Heather Paris, Doris Fischer and Tamina Torray. Cass Dykeman (Treasurer) was unable to attend.

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

1. Tamina reported loud music coming from 3106 Morning Glory; however, she believed this to be one-time incident.
2. Brian reported hearing the “loud motorcycle” again in the development. However, Mrs. Fischer informed the Board that the owner of the motorcycle would be moving out soon.
3. Mrs. Fischer spoke with the Board about her letter regarding the broken glass at 3187 NW Shooting Star; she was not seeking reimbursement from the Board for this expense but hoping to enlist help in collecting the reimbursement promised to her by Cedar Crest. The Board provided the Fischer's with the address and phone number for Cedar Crest.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on May 8th, 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.
 - c. Robert read the minutes from the May 31st 2006 “emergency” meeting regarding the maintenance issues concerning Cedar Crest.
 - d. Minutes of the May 31st meeting were approved.
2. Treasurer's Report – Dave
 - a. Cass was out of town so Dave gave a brief synopsis of the YTD income and expenses: Income \$38,000, expenses \$32,000, net gain of \$6,000. Dave reported that one owner is delinquent on their monthly HOA dues; he is assessing late fees and interest as stipulated in the CC&R's.
 - b. The Treasurer's report was approved.
 - c. The Board was reminded that a Financial Review of the books must be scheduled in the near future. A decision on this topic was tabled until the next Board meeting.
3. ARC Review committee - Dave
 - a. No ARC applications have been submitted this month.

Information and Input Items:

1. Landscaping update. – Tamina reported that Cedar Crest is still not cleaning up lawn clipping after mowing. Although there has been some improvement in Cedar Crest’s workmanship, there continue to be landscape maintenance issues that do not meet with the Board and resident’s expectations. At the May 31st emergency meeting, the Board decided to notify Cedar Crest in writing of the specific areas in which it was believed maintenance was not being performed according to the contract. This letter has been prepared and was signed by Brian. The letter will be sent via certified mail to Cedar Crest this week. Dave Stubbs was directed to begin the process of contacting and obtaining bids from other landscape contractors.
2. Roof moss treatment. – Dave reported that the zinc strips have been applied to the areas of roofing requiring moss control. The cost was less than \$500.
3. Chepenafa Springs Park – Brian reported that work has commenced on installing the irrigation in the city park area south of the Meadows. The work is expected to be completed in July.
4. The Board has received correspondence from Meg Miranda regarding the issue of garbage cans being left out at 3104 NW Morning Glory. The residents of this property will be changing in the very near future. No further action at this time is required.
5. Water Intrusion Inspection. – Dave is still researching a contractor with qualifications to conduct such an inspection. He will report his findings at the next Board meeting.
6. The south-facing wall of 3100 NW Foxtail may need repair and/or repainting due to erosion and separation of the calking in the butt joints. Dave was authorized to seek a contractor to execute these repairs.

Decision Items:

1. Respond to homeowner for reimbursement of landscaper-caused window damage. (Resolved. See “Open Forum” items above.)
2. Some of the green covers are missing from the irrigation control valves. Dave was authorized to purchase and replace any missing covers.
3. The residents at 3106 NW Morning Glory have needed to be repeatedly reminded by Dave to remove their garbage can from public view after garbage pick-up day. As this has been a chronic issue with this resident, the Board will send a “first notice” of CC&R violation to the present owners of this property.
4. The next Board meeting will be Monday, July 10, 2006 at 7:00 PM.

The Board adjourned at 8:15 PM