

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

July 10, 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 owner Charlotte Goddard.

Board decisions conducted via e-mail:

Financial Review - Under ORS 94.670(4), the HOA is required to have a licensed CPA conduct an annual financial review of the association's books. The cost of conducting such a review would be at least \$2000 or more. The financial review requirement can be waived if 60% or more of the Owners elect to do so (ORS 94.670(6)). On July 30, 2006, the Board authorized Dave to enclose a ballot in the July billings to the Owners, explaining the requirements and costs, and requesting their vote on whether or not to conduct the financial review this year. Completed ballots are due from the Owners by July 15th.

Cedar Crest contract termination – On June 29th, the Board was notified that the landscape contract between Cedar Crest Landscaping and the HOA was terminated by a signed mutual consent agreement. The Board approved the request to enter into a contract with B. Johnson Turf & Irrigation as the new landscape contractor for the HOA.

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

No open forum topics were submitted.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on June 12th, 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). - Minutes Approved.
2. Treasurer's Report – Cass
 - a. Cass opened the bank statements and reported that the statements balanced and all expenditures were in order. - The Treasurer's report was approved.
3. ARC Review committee - Dave
 - a. The owners of 3009 Morning Glory have submitted a request to place an additional area of sod in their yard. The request was approved.

Information and Input Items:

1. Landscaping update. – Dave reported that B. Johnson will begin scheduling work in the HOA early next week mowing will be Wednesdays starting July 19. Dave

- has already begun working with B. Johnson to resolve and repair some problems with irrigation of some of the common tract areas. The Board noted that some resident/owner lawn irrigation systems have not been turned on; some of these lawns show signs of neglect due to under-watering. Dave will attempt to directly contact those owners specifically to determine if they need assistance setting their irrigation timers.
2. Replacement of missing irrigation valve covers. – Dave located most of the missing covers. The Board authorized B. Johnson to replace and bill the HOA for any remaining missing covers.
 3. Water Intrusion Inspection – With the changeover of landscape contractors from Cedar Crest to B. Johnson, Dave has not had the opportunity to pursue locating a suitable water intrusion contractor. A decision on the issue was postponed until the next Board meeting.

Decision Items:

1. Financial Review election – Dave has received approximately 35 ballots back in the mail. Owners have until July 15th to return their ballot. Dave suggested that there might be an opportunity to have a non-licensed CPA do an “informal” financial review. The Board decided to postpone making this decision until balloting from the Owners is officially closed.
2. The next Board meeting will be Monday, August 14, 2006 at 7:00 PM.

The Board adjourned at 8:06 PM