

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

September 12, 2006

Sign in, Call to Order, Welcome (7:07 pm)

Attendees: Brian Egan (President), Robert Neary (Secretary), Cass Dykeman (Treasurer), Dave Stubbs, (DLS Associates), and owner Nancy Butler-Neary

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

1. Dave reported that he was contacted by one of the residents on the East side of Morning Glory asking if anything can be done about the overgrowth of the native vegetation into their yards from the adjoining City of Corvallis property. The HOA has no jurisdiction regarding pruning or maintaining this area. Dave recommended that the residents contact the City.
2. Dave and Brian noted that Tract A is looking overgrown and in need of maintenance. Dave had previously contacted the City about doing this work but nothing has been done. Dave will research the background information regarding who is required to maintain Tract A. The Secretary will draft a letter to the City to request the responsible party perform the maintenance.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on August 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). - Minutes Approved.
2. Treasurer's Report – Dave
 - a. Cass opened and reviewed the bank statements. All expenditures appeared to be in order. – Treasurer's report approved.
 - b. Cass requested he hold on record copies of the Certificates of Deposit opened at Washington Mutual last month.
3. ARC Review committee - Dave
 - a. The Board approved the installation of a satellite dish by the resident of 3191 Shooting Star. The request had been submitted via e-mail.
 - b. Some type of utility installation has been conducted at 3205 Foxtail and 3210 Shooting Star that involved the mounting of what appears to be PVC pipe on the sides of the structures. Dave will check with the residents to determine if a City permit was required for the installation and if it is required to meet City building code.
 - c. The previous residents of 3211 have improperly installed a satellite dish through the roof of 3201 Shooting Star. **A motion was made to have Sprick Roofing remove the dish and patch the roof. The HOA will pay for the repair then will pursue reimbursement from the previous resident of 3211 Shooting Star. The motion was approved.**

- d. Because the improper mounting of satellite dishes continues to be a problem, Brian will post pictures on the HOA web site of both correct and incorrect examples of dish mounting. Satellite dishes must NEVER be installed onto, or through, the roofing material of ANY unit.

Information and Input Items:

1. Landscaping update. – Some broken sprinkler heads have been replaced, other areas are being over-watered. The new landscaping contractor is continuing to work on irrigation issues as they are encountered..
2. Water Intrusion Inspection. – Dave found three companies that were willing to do inspections although none specialize specifically in complete “water intrusion” inspection. Bids from these companies range from \$2,400 to \$4,900. However, none of these companies can inspect or make recommendations with regard to foundation drainage. As it appears that these companies cannot provide any service beyond normal home inspection services, the Board decided to suspend further attempts to conduct a water intrusion inspection.

Decision Items:

1. The Board received an inquiry from one of the residents regarding an interpretation of the “two pets” limitation stated in the CC&Rs. The question arose when a resident asked if having birds, rodents, reptiles or other “caged” animals were counted as a pet under the CC&Rs. The Board decided to table interpretation of this issue until the next Board meeting.
2. The Board agreed to reaffirm the CC&Rs, with respect to section 7.13.2, minimum rental periods shall not be less than thirty (30) days, will be strictly enforced by the HOA.
3. The next Board meeting will be Monday, October 9, 2006 at 7:00 PM.

The Board adjourned at 8:22 PM