

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

October 9, 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 owners Nancy Butler-Neary, Charlotte Goddard and "Marcus".

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

1. Charlotte noted that the Wisteria planted at 2811 Morning Glory appeared to be in need of pruning. Dave will investigate.
2. Brian noted that the landscaping condition has greatly improved since B Johnson has taken over landscaping maintenance from Cedar Crest.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on September 12, 2006 – Robert
 - a. Accepted the motion to forego reading of the meeting minutes (which are posted on the Meadows HOA website). - Minutes Approved.
2. Treasurer's Report – Dave
 - a. Cass reviewed the bank statements. All expenditures appeared to be in order. – Treasurer's report approved.
 - b. Cass reported that the three Certificates of Deposit were earning between \$107 and \$119 in interest per month each.
3. ARC Review committee - Dave
 - a. The Board approved the landscaping plans requested by the resident of 3199 Morning Glory.
 - b. Dave has sent a formal request for ARC review to the owners of 3205 Foxtail and 3210 Shooting Star for the installation of what appears to be drainage piping for installation of HVAC equipment.
 - c. A bill in the amount of \$195 has been sent to the former resident of 3211 Shooting Star for reimbursement for the cost of removal of a satellite dish to the roof of the adjacent unit.

Information and Input Items:

1. Landscaping update. – The Board authorized the expenditure of up to \$1,000 to B Johnson to begin treatment of the lawns for Crane Fly infestation. Dave will contact the contractor to determine when they will begin application.

Decision Items:

1. The next Board will be Monday, November 6th following the Annual Members meeting.
2. The Annual Members meeting will also be Monday, November 6th. All members will be mailed a separate announcement of the Annual meeting. The mailing will include requests for nominations for Board position candidates, the proposed budget and monthly assessment changes for 2007 (see item 5 below) and the Board's resolution regarding interpretation of the "two pets" limit stated in the CC&Rs.
3. Contract evaluations - The Board reviewed the performance of its contractors, DLS Associates, B Johnson, State Farm Insurance, Washington Mutual Savings, and IX Webhosting. The Board is satisfied with the performance of all contractors.
4. Reserve Analysis – The Board believes it is prudent to have a professional review of the HOA's Reserve Schedule maintenance timing and amount projections. Dave will research entities capable of conducting such an analysis and report back to the Board with cost estimates. The following preliminary funding changes from Reserves to Operating Expenses were enacted by the Board:
 - a. A **motion** was made to move the funds within the Reserve Account allocated for a "Water Intrusion Inspection" to the "Painting" category of the reserves. The motion was **approved**.
 - b. A **motion** was made to move the funds allocated for "Concrete Pathway" to the "Operating Expense Account". The motion was **approved**.
 - c. A **motion** was made to move the funds allocated for "Alley Signs" to the "Operating Expense Account" category. The motion was **approved**.
5. Budget for 2007 – After reviewing the budget for the year, the Board approved an increase in HOA assessments to \$80 starting in January 2007. The increase was mainly due to increases in insurance landscaping expenses. A copy of the proposed 2007 budget, and notification of the new monthly assessment amount, will be mailed to all owners with the announcement of the Annual Board meeting.
6. Animals Resolution – A **motion** was made to adopt, with changes, the resolution regarding clarification of the "two pets" restriction stated in the CC&Rs. The motion was **approved**. In general, the restriction does not apply limitations to pets that are contained in cages, containers or aquariums. The approved resolution will be mailed to all owners and posted on the Board Decisions and Resolutions page of the web site, www.meadowsattimberhill.com.

The Board adjourned at 9:03 PM