

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

November 6, 2006

Sign in, Call to Order, Welcome (7:32 pm)

Attendees: Brian Egan (President), Robert Neary (Secretary), Cass Dykeman (Treasurer), Dave Stubbs (DLS Associates), and residents/owners: Nancy Butler-Neary, Charlotte Goddard, Doris Tilles, Tamina Torray, Les Boudreaux, Angela Egan, Meg Miranda.

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

1. Tamina asked who was responsible for the landscaping in the Tract A area. Brian explained that the HOA, The Park, and City of Corvallis share maintenance of this area. Tamina also asked about speaking with a person identified as a “sub-contractor” who was measuring near her property. Dave explained that B. Johnson sub-contracts to a licensed professional for the application of fertilizers and weed/pest controls.
2. Charlotte mentioned that she was not sure all the irrigation in the common areas has been turned off for the year. Dave will check on it.
3. Cass asked when B. Johnson was expected to re-seed certain areas. Dave will check on it.
4. Brian noted that one unit was experiencing some interior leakage possibly due to improperly installed roof flashing. He urged residents to report any leaks immediately to DLS Associates.
5. Meg asked about an infestation of small black bugs in her residence. Other residents have identified these as Box Elder Beetles. They are harmless and a seasonal occurrence.
6. Angela expressed concern over one resident's Christmas display last year that she found inappropriate. It was pointed out that this resident has since moved from the development. However, if the HOA allows holiday displays the content of the displays are not subject to HOA control.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on October 9, 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 – Cass
 - a. Cass reviewed the bank statements. All expenditures appeared to be in order. – Treasurer's report approved.
 - b. Cass stated that the HOA has roughly \$50,000 in reserves, which could be considered for placement in a CD. However, Dave suggested that investing this remaining sum should be postponed until he can determine the cost of painting maintenance that may need to be schedule soon. The decision to invest these funds in a CD will be discussed at the next Board meeting.

3. ARC Review committee - Dave
 - a. No new ARC requests have been submitted for approval.
 - 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. The owners have until November 15th to respond. If there is no response, the owners will be notified of the Board's intent to begin levying monetary fines for noncompliance with the CC&Rs.
 - 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. The deadline is November 11th for response at which time the Board will begin collection proceedings.

Decision Items:

1. Board member, Cass Dykeman, nominated for another term as Treasurer. The Board elected Cass unanimously.
2. The next Board will be Monday, December 11th at 7:00 PM.

The Board adjourned at 8:07 PM