

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

Special Executive Session – December 05, 2006

Sign in, Call to Order, (3:56 PM)

Attendees: Brian Egan (President), Robert Neary (Secretary), Cass Dykeman (Treasurer), Dave Stubbs (DLS Associates).

1. Parking of fuel trucks: Cass had contacted the City of Corvallis Fire Marshall regarding residents who had been parking two aviation fuel trucks on Huckleberry. The Fire Marshall confirmed that this was in violation of at least four sections of Oregon Fire Code. (The e-mail from the Fire Marshall citing the specific code violations was entered into the record). The Fire Marshall has contacted Brim Aviation to inform them of the violations and of their intent to cite the company if violations continue after notice. The Board considered this issue as resolved and will take no further actions at this time.
2. The Board wishes to emphasize that all owners are required to ensure that their tenants (and property managers, if applicable) have read and understand their responsibilities to comply with all provisions of the CC&Rs.
3. Board discussed the need to make specific provisions dealing with subletting. Since problems related to this also have been covered by other CC&R clauses, the Board decided that no specific provisions would be made at this time.
4. The Board reiterates that formal enforcement and/or penalty letters related to CC&R violations should come from the Board, not from DLS Associates. DLS Associates is authorized to tag trashcans that have been left out, and is authorized to impose late fees on overdue accounts. DLS Associates is also authorized to, upon their request for the purposes of escrow closing, inform title companies of monthly assessment status (including late fees). The Board will make a decision on whether there currently are any CC&R violations, and will provide DLS Associates with the result for inclusion in the title company's information request form.
5. ARC issue, landscape changes at 3155 NW Shooting Star: The Board decided to have DLS to send a notice requesting an ARC request to the owner of 3155 NW Shooting Star, regarding two tall evergreens that were planted in the front yard without ARC approval. The evergreens have doubled in size since their planting and will quickly outgrow their current location. Because the HOA is responsible for maintenance of exterior landscaping, the HOA has jurisdiction regarding ARC issues that have the potential to cause maintenance problems. The owner will be asked to submit a formal ARC request to the Board.