

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

February 12, 2007

Sign in, Call to Order, Welcome (7:05 pm)

Attendees: Brian Egan (President), Robert Neary (Secretary), Dave Stubbs (DLS Associates), and residents/owners: Thomas Linder, Nancy Butler-Neary, Angela Egan; special guest: David Hamby, Corvallis City Council member.

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

1. Our guest, David Hamby, from the Corvallis City Council, is visiting the homeowner associations in his ward. He spoke briefly about his background and inquired if the HOA was having any issues with the city that he could help with. The Board gave him the background on the complex management of the Tract A area of the development. The question arose about the possibility of fencing off the pond area of Tract A as a safety precaution. Mr. Hamby thought that the slope of the grade into the pond dictated whether or not the area warranted being fenced off. He will check into this and get back to the Board with his findings.
2. New owner, Thomas Linder, was welcomed to the neighborhood. Thomas asked about the ARC review process with regard to landscaping. He will be removing the large Juniper trees from the front of his property that was planted by the previous owner.
3. Brian reaffirmed that front screen doors always require an ARC request.
4. Brian related that he was contacted by a resident regarding a dead Christmas tree in the driveway of 3138 Foxtail. Dave will follow up on this.
5. Brian related that he was contacted by a resident wanting to change the color of their front door. Dave consulted the CC&Rs; exterior doors are the responsibility of the OWNER. The Board would like an ARC request to be submitted to approve the proposed paint color chosen for the door.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on November 6, 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

Cass was unable to attend the meeting. The Treasurer's report was tabled until the next meeting.
3. ARC Review committee – Dave
 - a. The request to install a replacement vented gas fireplace at 3155 Shooting Star was approved.

Information and Input Items:

1. Presentation of Satellite Dish letter. – The letter sent to all owners outlining the specific policy and procedure for the Board approved the installation of satellite dishes.

Decision Items:

1. Increased cost of insurance; decide to accept the proposal from Farmer's Insurance. – As a result of major increases in the rates of insurance by State Farm, new quotes were solicited from other insurance companies. Farmers Insurance responded with a quote for a premium of \$14,273.00. There was some discussion regarding the portion of the quote that covered Directors and Officers (D&O) liability. The Board agreed that, although some Board members may have their own personal individual insurance protection, it would be a prudent practice to cover anyone who was currently serving as a Board officer. A motion was made to accept the quote and switch the insurance carrier to Farmers. The motion was passed. Dave will contact Farmers to purchase the policy.
2. The Board also received a verbal request from a resident to be allowed to park their commercial trailer on Huckleberry Dr. As the CC&R's clearly state that the parking of commercial vehicles is not allowed in The Meadows, the request was denied. Dave will convey the verbal denial to the requestor.
3. Retroactively approve the inappropriate installation of a satellite dish. – Dave believes the issue is moot as the dish in question has been removed. Dave will verify this fact.
4. Action regarding the delinquent bill for the removal of an improperly installed satellite dish by the former owner of 3211 Shooting Star. – On December 15, 2006, Dave notified the previous owner in writing of the violation of the CC&R's and the costs incurred by the HOA to repair the damage resulting from the improper installation of the satellite dish. Dave has also discussed the issue verbally with the owner. On February 1, 2007, the owner was notified in writing that the Board intended to pursue collection, giving the owner until February 12, 2007 to formally contest the charges, either in writing, or request a hearing in person at the February 12th Board meeting. The owner has not responded. A motion was made to make formal demand on the owner for the recovery of these costs. The motion was approved. A 10-day demand letter will be sent by certified mail to the owner. If the owner does not pay the charges, the Board will pursue the issue through Small Claims Court.
5. The next Board meeting date was not set as Cass has a conflict on Monday evenings. Prior to establishing the next Board meeting date, the Board will contact Cass and determine another meeting night that can accommodate his schedule.

The Board adjourned at 8:07 PM