

# **The Meadows at Timberhill Owner's Association**

## **Board of Directors Meeting**

April 09, 2007

Sign in, Call to Order, Welcome (7:10 pm)

Attendees: Brian Egan (President), Robert Neary (Secretary), Dave Stubbs (DLS Associates), and residents/owners: Nancy Butler-Neary. Cass Dykeman (Treasurer) was unable to attend.

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

1. Dave has observed, now that the weather has improved, that items such as bicycles and toys are becoming increasingly stored on front porches. Where appropriate, Dave has taken the initiative to notify the owners that these items should be stored out of sight and not on the front porch.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on February 12, 2007 – 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. In order to expedite an ARC request for a screen door for 3153 Morning Glory, the request was submitted to the Board via e-mail on March 29<sup>th</sup>. The Board approved the request via e-mail deliberation.
  - b. Dave noted that some residents have installed screen doors outside the ARC process. These installations appear to have been completed some time ago. Dave suggested that these installations be approved retroactively and the owners notified as such. The Board agreed with the recommendation.

Information and Input Items:

1. Dave has been researching painting contractors. The scheduled repainting plan calls for trim to be repainted every three years and overall exterior painting every ten years. However, recently the paint on some of the units has eroded to the point of requiring repainting. One contractor (Pacific West) estimates it can perform comprehensive preparation and complete building painting for \$6,800 per building. Dave recommends that the Board consider starting to paint some of the buildings this year; as there are 28 buildings in the development, painting could be staggered out over several years. The Board requested Dave investigate obtaining additional competitive bids prior to deciding on a repainting plan.
2. Dave reported that the residents of 2869 Daylily have had a commercial trailer stored in their driveway for a few months. Dave has sent two notices to the residents regarding the CC&R restrictions to storing such items on the property.

3. The delinquent reimbursement for the repair of the roof of 3211 Shooting Star, due to an unapproved satellite dish installation, has been received from the former owner. The Board elected to waive the late charges in the case and the former owner has been notified that they no longer owe on the account.

Decision Items:

1. Financial Review – A financial review of the HOA books needs to be completed by June of 2007. Dave is researching accountants who could possibly be qualified to conduct the review. However, as currently most accountants are busy working on tax returns, Dave will wait until after the federal tax deadline to contact and obtain bids for conducting the financial review. Dave will report his recommendations at the next Board meeting.
2. The next Board meeting will be Monday, May 14, 2007.

The Board adjourned at 8:07 PM