

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

## **Board of Directors Meeting**

June 11, 2007

Sign in, Call to Order, Welcome (7:00 pm)

Attendees: Brian Egan (President), Robert Neary (Secretary), and Dave Stubbs (DLS Associates) and owner Tamina Torray. Cass Dykeman (Treasurer) was unable to attend.

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

1. Robert noted that Tract A was looking rather dry. Dave will contact Timberhill Corp. regarding their responsibilities over Tract A maintenance.
2. Tamina noted that the landscape contractor was still “scalping” lawns in certain areas. Also the weeding crew pulled up a number of Tulips along with weeds. Dave will speak with the landscape contractor about this.
3. Tamina asked when bark dust was next scheduled to be applied. Bark dust is replaced every-other year; it was last done in 2005. Dave noted that the amount allocated in the reserves for bark dust was below the estimated cost. Dave will check on this and respond to the Board via e-mail.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on May 14, 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
  - a. Cass was not in attendance, however, he had reported via e-mail that the accounts are in good shape and the figures balance.
3. ARC Review committee – Dave
  - a. The request by the resident of 3105 Morning Glory to replace a barked area in their front yard with lawn was previously approved by the Board via e-mail.
  - b. A request by the resident of 3157 Morning Glory to have an air conditioner professionally installed was previously approved by the Board via e-mail.

Information and Input Items:

1. Tamina had previously written to the Board regarding chemical spraying to the lawns applied by an agent of the landscape contractor. The issue was whether sufficient notice should have been given to the residents prior to application of the spray. The Board directed Dave to have the landscape contractor notify DLS Associates seven days prior to application of both the date and product being applied. This will give sufficient opportunity for DLS Associates to place door hanger or make other notices available to the residents prior to spray application.
2. A new resident moving into 3101 Morning Glory inadvertently damaged the roof and gutter during move-in. Repairs to the roof and gutter appear to be in progress.

3. The resident of 3157 Shooting Star has noted what may be a defective lath on the exterior of their unit. Dave will check on this further to see if we may need to have a contractor repair this piece of siding.

Decision Items:

1. Development repainting project. The Board has reviewed the bids submitted by three commercial painting contractors. A **motion** was made to award the painting contract to the low bidder, Fitzpatrick Painting, in the amount of \$54,000 to paint the twelve buildings west of Shooting Star, approximately ½ of the development this year. New bids will then be obtained to paint the remainder of the development in 2008. The motion was **approved**.
2. The Board noted that the strategy of placing reserve monies in CD's with staggered maturity dates was working well with respect to interest income and scheduling availability of funds needing disbursement for forthcoming HOA expenses.
3. The Board had received an inquiry regarding a bird nesting under the eaves of 3107 Morning Glory. The Board reviewed the CC&R's and determined that removal of pest infestations, nesting birds, etc. does not fall under the responsibilities of the HOA regarding exterior building maintenance. These issues are the responsibility of the owner to resolve.
4. Dave presented to the Board a bill from the landscape contractor in the amount of \$166.37 for the repair of broken sprinklers. A certain amount of irrigation system repair is anticipated every year. The Board approved the expenditure.
5. Dave has conducted an exhaustive research into locating CPAs qualified to conduct a Financial Review of the HOA books as required by Oregon State law. Dave has found it difficult to find a CPA who will agree to conduct such a review. He has located one CPA who will do the work for about \$1,500 if the Board will agree to a "long term" contract to conduct the reviews semi-annually. The Board approved a go-ahead to pursue having this CPA conduct this, and future, reviews.
6. The next Board meeting will be Monday, July 09, 2007.

The Board adjourned at 8:40 PM

Respectfully submitted,  
Robert Neary, Secretary