

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

July 9, 2007

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

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

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

1. Eileen Gibb brought photographs she took of damage and neglect of the landscaping. Included in the photographs were pictures of trees, irrigation equipment and utility pylons damaged by mowing equipment. Also pictured were dead lawns, dead and dying trees, and shrubbery not maintained. Other owners continue to have complaints about lawns being cut too close and plants being incorrectly pulled as “weeds”.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on June 11, 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 reported that the accounts are in order and in balance. – Treasurer's report approved.
3. ARC Review committee – Dave
 - a. There were no ARC requests this month.

Information and Input Items:

1. The degradation of the landscaping condition has become urgent. The lawn on Tract A is completely dead and several trees are dying. Physical damage is being done to irrigation control covers, downspouts, and trees are being debarked. Dave is scheduled to meet with a supervisor from B Johnson Landscape on Wednesday of this week to discuss landscaping issues. The Board will send a letter to B Johnson demanding they immediately bring the landscaping maintenance up to standard and to repair all damages at their expense or risk being held in breach of contract. The secretary will draft the letter this week. The Board instructed DLS to immediately begin obtaining bids for potential replacement landscape contractors.
2. Tract drainage basin maintenance – Dave sent the City Community Development Dept and City Fire Dept letters indicating that the bottom of Tract A is not in compliance with their published standards. Dave subsequently talked to the City of Corvallis Public Works department regarding the drainage basin in Tract A having not been maintained. Dave was told that the City would contact Timberhill Corporation who is responsible for clearing and maintaining the basin.
3. Dave reported the reason the reserve account was under funded for bark dust was due to insufficient funds to pay for bark dust application two years ago. The cost

- of bark dust at that time was \$4,500 so a deficit was incurred. There is roughly \$1,100 currently allocated for bark dust. Dave noted that market demands have caused the cost of bark dust to escalate; Dave estimates that the cost to apply bark dust this year would be around \$6,000. It was suggested that some areas of the development might be better suited to be landscaped with rock. Although rock would have a higher initial cost, it would not require long-term maintenance and replacement. The Board decided to forgo deciding on bark dust replacement until the related issues with the landscaping contractor are resolved.
4. Dave mailed notices to owners, and placed red cards on the resident's doors, of the units that on the schedule to be painted this August. The affected buildings will be pressure washed during the week of July 11 through 27. Painting will begin in August and run through September.
 5. Although the Board was not presented with a specific ARC request, Brian received an inquiry regarding the issue of approving a "sun room" addition to a unit. The Board was concerned that this could affect the responsibilities of the HOA with respect to exterior maintenance. For example, the ownership of an "exterior" wall closed in by a sunroom could become in question once it becomes enclosed within a private residence. Additionally this could set a precedent that could bring up problems regarding approval of any number of potential extensions to the current footprints of the buildings; for example, carports, bay windows, etc. In general the Board was not favorable toward approving modifications to the integrity, or exterior appearance, of the development.
 6. Brian reported that the HOA web site has been moved to GoDaddy web hosting. He expects that we will have better service at a reduced cost from the previous hosting company.
 7. It was noted that repairs to the damaged roof and gutter at 3101 Morning Glory have been completed.

Decision Items:

1. The next Board meeting will be Monday, August 13th at 7:00 PM. NOTE: The Board will meet at Cass Dykeman's residence, 2879 NW Daylily. The first order of business will be a walking inspection tour of the entire development by the Board and DLS Associates.

The Board adjourned at 8:00 PM

Respectfully submitted,
Robert Neary, Secretary