

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

September 10, 2007

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

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

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

1. The Board will meet at Cass Dykeman's residence, 2879 NW Daylily. A walking inspection tour of the entire development by the Board and DLS Associates to determine if rock could be substituted for bark dust in specific locations throughout the development as a cost saving strategy.
2. Dave made note of specific units needing exterior maintenance. Examples were re-calking, loose siding and battens, gutters, irrigation repair, downspouts and drains. Dave will follow up on these specific items and obtain bids from contractors where necessary. Some sprinkler heads are broken and need to be repaired. Dave will contact the landscaping contractor to fix these.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on August 13, 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.
 - b. The painting contractors are being paid as they complete each individual building complex.
3. ARC Review committee – Dave
 - a. A satellite dish was discovered installed on the roof of 3210 Morning Glory during the previous month's walking tour. Dave has contacted the owner; the dish was installed several years previously. The Board decided to "grandfather-in" and approve the installation. The owner will be notified in writing of their responsibility for any repairs required to ensure the integrity of the roofing.

Information and Input Items:

1. Dave reported that he has submitted the HOA books to the CPA for the required Financial Review.
2. Dave noted that there had been a truck and trailer parked on Daylily for some time with a "for sale" sign. The truck was not there at the time of the meeting. Dave will monitor.

3. Utility trucks are again being parked on Huckleberry which potentially violate the CC&Rs. Cass will contact the city Fire Marshal to investigate if these trucks can be legally parked on residential streets.

Decision Items:

1. Decide if further action is needed to improve landscaping. - The Board conducted another walkthrough of the property with the intent of identifying areas of landscaping which might be better suited to being landscaped with rock rather than bark. It was determined that in many areas, a thicker planting of drought-tolerant ground cover may more adequately reduce the need for bark. Most of the areas in question are already irrigated, so additional plantings should be able to spread and cover the areas currently needing bark. On the corners of some properties rock might be the better solution where garbage truck tires overrun the curb. Overall, it was determined that substituting rock in these areas would not provide a significant cost savings over bark application. Due to costs, bark application will be deferred until next year.
2. During the walkthrough, the Board and Dave noted areas of siding that need repair prior to painting. A **motion** was made to grant DLS Associates discretionary spending, up to \$1,000, to obtain contractors to conduct these various repair jobs. The motion was **approved**.
3. The next Board meeting will be Monday, October 8th at 7:00 PM.

The Board adjourned at 8:10 PM

Respectfully submitted,
Robert Neary, Secretary