

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

## **Board of Directors Meeting**

November 12, 2007

Sign in, Call to Order, Welcome (7:31 pm) [Following the Annual meeting]  
Attendees: Brian Egan (President), Robert Neary (Secretary), Cass Dykeman (Treasurer), Dave Stubbs (DLS Associates) and owners Nancy Butler-Neary, Charlotte Goddard, Doris Tilles, Rafael Miranda, Thomas Lindner, David Graetz, and Ken Gibb.

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

1. David inquired about the warning on the web site concerning bobcats. Brian stated that it was just to warn people of the potential danger to pets.
2. David asked about the potential to allow some residents to replace their current landscaping with a more “green” alternative that requires less watering, chemicals, and maintenance. Brian suggested that the discussion of forming a committee be put on the agenda for the next Board meeting.
3. Allied waste has informed residents that larger recycling waste containers will soon replace all recycling bins. As required by the CC&Rs, waste containers must be stored “out of sight”. A second storage container could be a problem to store for some residents. Further discussion of this issue will be conducted at the January Board meeting.
4. Doris mentioned that she is hearing a strange “hum” emanating from somewhere within the building. After some speculation, Brian offered to stop by after the meeting to attempt to locate the source of the sound.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on October 15, 2007 and October 22<sup>nd</sup> 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. A request was received from the resident of 3153 Morning Glory. Discussion will continue within the Board and a decision rendered soon.

Information and Input Items:

1. Dave reported that the landscape contractor has replaced the green covers for irrigation valves.
2. Dave reported that the contractor has completed most of the repairs to the siding.
3. Dave reported that the painting contractor was unable to complete the units before bad weather and will need to complete them in the Spring. Note: The contractor is paid after each building is completed.

Decision Items:

1. The Board moved to continue having Brian serve as president, Robert as secretary and Cass as Treasurer for another term. During the walkthrough, the Board and Dave noted areas of siding that need repair prior to painting. The **motions** were **approved**.
2. The next Board meeting will be Monday, December 10<sup>th</sup> at 7:00 PM.

The Board adjourned at 8:12 PM

Respectfully submitted,  
Robert Neary, Secretary