

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

January 21, 2008

Sign in, Call to Order, Welcome (7:15 pm)

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

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

1. Charlotte brought up the issue of cars parking in the intersection where Daylily T's into Shooting Star. It is against city ordinance to park in intersections. Dave said that the best course of action is for residents to call the City Parking Enforcement number and have the vehicles cited.
2. Charlotte expressed concern about the new recycling containers distributed by Allied Waste. The containers are very large and difficult to store, and are heavy to move when filled with recycling debris. Dave has previously checked with Allied Waste and discovered that they will provide smaller debris carts but only for people with physical disabilities. As this is not an issue over which the HOA has any jurisdiction, it was suggested that individuals contact Allied Waste directly in writing with copies to the City.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on November 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
 - a. Cass reported that the accounts are in order and in balance. – Treasurer's report approved. There are sufficient funds to continue the repainting of the development properties this year.
3. ARC Review committee – Dave
 - a. No ARC requests were pending at this time.

Information and Input Items:

1. The Board has received two e-mails from the Gibb family regarding reports of deficiencies in the painting of their building. Dave was given a copy of the latest e-mail list and asked to investigate to assess problems noted by the Gibb's. Dave has color swatches of all the building paint colors. He has also already spoken with the painting contractor and had them correct some of the issues. Dave will report his findings to the Board prior to the next meeting.
2. Dave reported that there continue to be roof leak repairs as a result of original construction defects on the part of the builder. These primarily are roof-flashing issues over some windows and garage doors that allow water to intrude. Residents are requested to report these to DLS promptly when discovered so they can be repaired before further damage ensues.

Decision Items:

1. Dave has located a company that may be a good source for applying bark dust this year. The Board previously discussed locations in the development that might be appropriate for replacement with rock or pavers in lieu of bark dust. There is also the possibility of replacing some barked areas with shrubbery. This would be a good time of year to enact any of these measures. Applying bark dust in the winter is particularly desirable to reduce dust.
2. The next Board meeting will be Monday, February 11th at 7:00 PM.

The Board adjourned at 7:55 PM

Respectfully submitted,
Robert Neary, Secretary