

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

March 6, 2008

Sign in, Call to Order, Welcome (7:10 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. No comments.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on January 21, 2008. – 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. (See comments below regarding CDs)
3. ARC Review committee – Dave
 - a. No ARC requests were pending at this time.

Information and Input Items:

1. Approval of renewal of CDs. - Following e-mail discussion among the Board prior to meeting; Dave rolled some of the funds from matured CDs into new instruments, holding back money to pay for the insurance premium of \$15,000 and to pay the painting contractor as painting resumes this Spring.
2. Restarting of painting – Dave has spoke with the painting contractor. The buildings targeted for painting last year have been completed; the contractor needs to complete painting the front doors of those units. The Board was not completely satisfied with the pace of the project but decided to continue with having Fitzpatrick complete painting of the remainder of the development. The Board expects this contractor to finish painting the remainder of the development this year.
3. Dave reported that seal coating of the asphalt will commence when the temperatures are over 70 degrees.

Decision Items:

1. Dave reported on the interior damage to 3100 Foxtail resulting from construction defects that caused water damage. Since it is the responsibility of the HOA to maintain exterior building integrity, the question was raised about the HOA's liability for interior damages. In this case, the damage was caused by initial

- construction defect. Should these questions arise in the future, they will need to be considered on a case-by-case basis. Again, the HOA urges owners and residents to report any water leaks to DLS Associates promptly.
2. Landscape contractor. - The contract with B. Johnson for landscape maintenance is up in April. The Board has had some issues of concern with the contractor's work. Dave will solicit bids from competing contractors. Since a decision will need to be made quickly, the Board will discuss the bids and come to a decision prior to the next meeting.
 3. Possible Board resolution defining "Landscaped Areas" and HOA/owner responsibilities. – This issue stems from a resident asking the landscape contractor not to spray "chemical" in their property. The owners/residents in question have been notified by mail of the necessity to bring landscaping issues up with the Board or DLS Associates, not the landscape contractor. At this time there does not appear to be a need to act further on this issue.
 4. Bark Dust versus comprehensive landscape plan. – Dave had previously obtained a good possible contractor for the application of bark dust. The Board felt that if it were applied during the rainy season, there would be less dust mess. Rather than obtain competitive bids, the Board will base its decision to proceed on the best recommendation from DLS Associates. Dave will obtain a bid and present it to the Board for approval. The comprehensive plan for reducing bark dust in lieu of more planting and rock areas will be considered for future implementation.
 5. Parking in the intersection of Day Lily and Shooting Star. – Dave spoke with the City public works personnel. The City will not paint the curb areas of no parking but will put in signage in the intersection at some future date.
 6. E-mail notification of HOA business. – Dave reported that the State legislature approved changes to the HOA statutes allowing the use of e-mail for required notification to owners. The Board decided not to officially adopt this practice as the HOA is currently making effective use of e-mail and web based communication to owners at their option.
 7. The next Board meeting will be Monday, April 7th at 7:30 PM. [Please Note Time Change]

The Board adjourned at 7:55 PM

Respectfully submitted,
Robert Neary, Secretary