

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

## **Board of Directors Meeting**

April 24, 2008

Sign in, Call to Order, Welcome (7:10 pm)

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

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

1. Sue asked if the Board could help her diagnose a dripping sound she believes she is hearing from her plumbing. Brian gave her some ideas to check out.
2. Eileen inquired when the painting of the development would resume and also had some concerns about water proofing issues that have occurred in other units. She also expressed some concerns about the quality of mowing done by the landscape contractor. (See Decision Items below)

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on March 6, 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. – Treasurer's report approved.
3. ARC Review committee – Dave
  - a. No ARC requests were pending at this time.

Information and Input Items:

1. Restarting of painting – Dave has spoke with the painting contractor. The contractor has been unable to begin painting due to cold and rainy weather. They have been doing preparation work, pressure washing and calking. When the weather improves, the painting will begin. Front doors will be painted weather permitting.
2. Leak repairs at 3155 SS and 3100 FT – Sprick Roofing has repaired these siding-flashing issues here, and at other units throughout the development. The problems are essentially a builder construction defect. The Board asked Dave to approach Sprick to obtain an estimate to inspect and repair, if necessary. All remaining units in the development. Dave will present that cost to the Board for approval.
3. The landscape contractor has turned on the irrigation system and is preparing it for use in the spring. Residents are still asked to keep their irrigation times off until notified to turn them on.

Decision Items:

1. Financial review by Stover Neyhart Co. – The Board made a **motion** to approve the expenditure of \$1,500 for the financial review. The motion was **approved**.
2. Change in investment instrument strategy. – Dave has been checking if different investment strategies were available to move savings being held in Washington Mutual. Dave noted that law requires that HOA investments be in insured institutions. Moving funds to a different investment instrument would gain little over an additional one percent. Additionally, the HOA has several expenses (painting, etc.) this year that will draw down funds in savings. The Board decided to leave the savings accounts where they are at this time.
3. Vehicle damage of alley between Foxtail and Shooting Star. – Damage to landscaping is occurring due to garbage trucks attempting to negotiate the sharp corners in this alley. Dave obtained a bid from B. Johnson to set back these corners and fill with crushed rock. This will allow the trucks to turn the corner without damaging landscaping and irrigation. A **motion** was made to spend \$1,252 out of the “street reserve fund” to pay for this upgrade. The motion was **approved**.
4. Bark Dust renewal. – The bark dust has not been replaced for several years and is looking bad. In some places the bare earth is showing through. A **motion** was made to spend \$5,800 to contract the Bark Place to deliver and apply bark dust to the development. The motion was **approved**.
5. Landscape contract. – Dave had obtained five bids from landscape contractors that he had previously presented to the Board via e-mail. After some discussion, a **motion** was made to award the landscape contract to TruGreen in the amount of \$27,876. The motion was **approved**. Dave said B. Johnson will need to be given 30 days notice that their contract has expired. The new contractor will begin June 1<sup>st</sup>.
6. Crane Fly treatment. – Dave reported that the landscape contractor’s assessment was that the crane fly problem was not bad this year and that treatment was not necessary. It appears to be too late in the year now to treat for crane fly now. Dave will inquire of the new contractor if treatment for next year should take place this fall.
7. The next Board meeting will be Monday, May 26<sup>th</sup> at 7:00 PM.

The Board adjourned at 8:30 PM

Respectfully submitted,  
Robert Neary, Secretary