

# The Meadows at Timberhill Owner's Association

## Board of Directors Meeting

May 26, 2008

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

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

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

1. No issues were raised.

### Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on April 27, 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.
3. ARC Review committee – Dave
  - a. The Board received an ARC request from the resident of 2957 NW Morning Glory to have a contractor install a "Solar Tube" style skylight. A **motion** was made to approve the request contingent upon the owner signing the ARC Indemnity resolution and that the request become part of the official escrow documentation for this property. The motion was **approved**.

### Information and Input Items:

1. Sprick roofing repair updates – Dave has paid out approximately \$800 to repair roofing defects; he estimates it will cost another \$1,600 to complete the project over two days. To address these defects individually as they are brought to the attention of the HOA would cost \$6,800. Proactively repairing these defects will save money and result in reduced future repair issues.
2. Painting – The painting contractor has finished painting three buildings on "phase two" (2<sup>nd</sup> half) of the development. The painting project will be completed this year.
3. Financial Review – The review is in the process of being done by Stover – Neyhart, CPAs. It should be completed in a few days.
4. Bark Dust – The project is completed. It came in on time and under budget.
5. Landscaping contractor change to Tru-Green – Dave did a walk-through with their staff including an arborist and chemical application consultant. They will spray for Crane Fly in the fall; some of the trees will need treatment for disease. Dave also discussed with B. Johnson issues regarding turning on the irrigation to Tract A.

6. Alley corner protection – B. Johnson is scheduled to commence this project any day.
7. Seal-Coating – The contractor needs several days of over 72 degree weather to begin this project. This will probably happen sometime in the summer. The contractor will advise Dave when they can schedule the work.
8. BBQ fire at 3200 NW Foxtail – The owner has taken responsibility for all repairs to the siding and downspout. Dave will inspect the repairs when completed to ensure they are up to standard.

Decision Items:

1. Sign and shrubbery damage behind 2881 NW Huckleberry – Dave will obtain an estimate from a contractor for costs to repair the sign. He will provide these costs to the responsible party, giving them 30 days for their insurance company to pay for the damages.
2. The next Board meeting will be TUESDAY, July 15<sup>th</sup> at 7:00 PM.

The Board adjourned at 8:30 PM

Respectfully submitted,  
Robert Neary, Secretary