

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

August 1, 2008

Sign in, Call to Order, Welcome (7:35 pm)

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

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 May 26, 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 he has not yet received the bank statements for July. The June statements appear to balance and all expenditures are accounted for. Additionally, the CPA has completed the Financial Review. All Board members received a copy and a copy was entered into the record. The Treasurer's report was **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. The particulars of this request were reviewed and approved by the Board via-e-mail. Approval for this ARC request was entered into the record.
 - b. The board received a request from the resident of 3206 Foxtail for a screen door and a trellis. The particulars of this request were reviewed and approved by the Board via-e-mail. Approval for this ARC request was entered into the record.
 - c. The Board received a request for 3191/3157 Morning Glory to position a "screen" to fence an air conditioner heat exchange unit. No further information was provided to the Board, the request remains pending at this time.

Information and Input Items:

1. Consideration of a request to open a childcare business at 3208 NW Foxtail – Karen Horner discussed with the Board her desire to provide childcare out of her residence. She is currently still gathering information to determine the feasibility of her plan. In general, she would provide child care for no more than eight children, aged five to 8 years old between the hours of 7:00 AM and 6:00 PM. Karen has experience providing child care services and has checked with Benton County regarding requirements and restrictions to providing said services from her home. The Board brought up the possibilities that there could be opposition

- from neighbors with respect to noise and/or traffic concerns. Additionally there are some ORS covering the operation of childcare facilities in “multi-unit” developments. The Board requested that Karen obtain clarification that her business plan falls within the ORS and County regulations and that she also check with her adjoining neighbors to determine if they had any comment regarding her plan. The decision was tabled until Karen can provide the additional information.
2. Sprick roofing repair updates – All repairs to the development have been completed.
 3. Painting – The painting is going slower than anticipated. However Dave has discussed this with the contractor who assured him that the project (including painting of all the front doors) would be completed by the end of September.
 4. Alley corner protection update. – A resident damaged the recently constructed corner protection project in the alley between Foxtail and Shooting star during move in. However, the resident has repaired the damage.
 5. Damage to Sign/shrubbery behind 2881 NW Huckleberry – The repairs have been completed and the responsible party has paid in full for the damages.
 6. Owner request for HOA to pay for cleaning of exterior dirty windows. – The CC&R’s clearly state that such maintenance is the responsibility of the owner.
 7. Landscaping and irrigation (including Tract A) – The Board has received positive owner feedback about the good work of Tru-Green landscape contractor. Tract A continues to be a problematic area for landscape maintenance. The Board discussed attempting to come up with another planting strategy, for example, a hardy draught-tolerant ground cover, perhaps. Dave will investigate the possibilities and report back to the Board.
 8. Seal Coating – One resident disregarded the signs to not drive on the newly applied seal coating. This had to be repaired by the contractor; however, the HOA was not charged for this additional repair. The Board opted not to pursue further action against the responsible party at this time.

Decision Items:

1. Process for resolving non-watering properties – Dave has identified some property owners who are not irrigating their lawns. Dave usually makes several attempts to contact the owners/residents using door cards, e-mail and US Mail to attempt to resolve the irrigation problem. Dave has been turning on the irrigation from the street in the absence of owner action. The Board indicated its support for having Dave charge, at his option, to provide this service and for the board to seek reimbursement from owners negligent in maintaining their irrigation responsibilities.
2. Allocation of Sprick pre-emptive repair costs. – Dave recommended that the cost attributed to the roof and flashing repairs conducted by Sprick Roofing be taken out of the “Roofing” reserve fund category. The Board unanimously agreed.
3. Noise complaints at 3155 NW Morning Glory. – Neither party was present at the meeting. At this time the Board does not have sufficient information to make a determination regarding a course of action at this time.

4. Discussion/development of HOA notification and enforcement procedures. – DLS Associates is a contractor for the HOA and is empowered to act at the direction of the Board. The Board may request DLS act to obtain information, contact owners/contractors/residents as it deems appropriate and DLS is empowered to proceed with independent judgment within these parameters. The HOA, through its Board of Directors is empowered through State law to enforce the CC&Rs through actions as defined in the CC&Rs against owners/residents as are appropriate.
5. The next Board meeting will be Monday September 15th at 6:30 PM. (Note: at this writing the meeting date has been changed to Monday, September 8th at 6:30 PM)

The Board adjourned at 9:50 PM

Respectfully submitted,
Robert Neary, Secretary