

# The Meadows at Timberhill Owner's Association

## Board of Directors Meeting

September 8, 2008

Sign in, Call to Order, Welcome (6:35 pm)

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

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 August 1, 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 all bank accounts were in order and in balance. 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 extend the outdoor patio and make other landscaping enhancements to the back yard. The particulars of this request were previously reviewed and approved by the Board via-e-mail. Approval for this ARC request was entered into the record.

### Information and Input Items:

1. Painting update. – Dave reported that painting has begun on the front doors. The painting contractor believes they will have to entire painting project completed by the end of the month.
2. Power washing damage claim by resident of 3153 NW Morning Glory. – Dave inspected the damage and has contacted the painting contractor directly to resolve this issue.

### Decision Items:

1. Authorize additional funds for door painting scheduling – Dave has been required to make personal contact with many residents to arrange for their doors to be open so that the painters can complete the front door painting. He anticipates additional time will be required until the project is completed. A **motion** was made to authorize up to \$200 in additional charges payable to DLS Associates, as required, to complete this task. The motion was **approved**.
2. Landscape Maintenance Bond expiration. – Dave had distributed to the Board previously by e-mail the report from the City of Corvallis regarding the deficiencies by K&F Construction in completing the final landscape plan for the

- development. Dave also distributed a memorandum to the Board he had written documenting his conversation with the City, informing them that the bond had been issued on behalf of K&F and that no agreements exist between K&F and the HOA to have the HOA take over responsibility for correcting the landscaping deficiencies. At this time the Board believes that any corrections to the landscaping plan required by the City should be paid out of the K&F bond.
3. Bid from TruGreen for landscaping adjustments in Tract A. – Dave preemptively obtained a bid from TruGreen to relocate irrigation placement and other enhancements within Tract A. However, as this area is the subject of possible landscape maintenance bond corrections (see #2 above), the Board decided to forego this maintenance proposal until the issues with the City, and the maintenance bond, is resolved.
  4. Move available liquid fund to a different interest bearing account. – Reserves are currently funded at \$115k, of which \$80k is earmarked for completion of the painting project. Dave suggested that the remaining \$35k be placed into an interest bearing account. The Board decided to retain these funds in a local bank at this time to ensure flexibility should they be needed for other unforeseen expenses, such as might arise, for example, from the pending landscape maintenance bond issue.
  5. The next Board meeting will be Monday October 13<sup>th</sup> at 6:30 PM.

The Board adjourned at 8:55 PM

Respectfully submitted,  
Robert Neary, Secretary