

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

November 10, 2008

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

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

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

1. Charlotte brought up several issues which she felt the painting contractor either overlooked, left uncompleted or were not completed satisfactorily. (See Painting Update below).

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on October 13, 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 expenditures were correct and that the bank statements balanced. The Treasurer's report was **approved**.
3. ARC Review committee – Dave
 - a. None pending.

Information and Input Items:

1. Painting update. – Dave noted the specifics of Charlotte's issues regarding the quality of the painting of her building. Dave and one or more Board members will inspect the final painting project. The bill for the project has not been paid yet; the Board authorized for a partial payment, noting the balance to be paid when deficiencies in the painting are corrected. Dave will contact the painting contractor to notify them of the issues pending.
2. Update, disabled vehicle at 3111 Shooting Star. – The vehicle is gone, issue closed.
3. Update, Landscape Maintenance Bond. – Brian and Robert met with an attorney after the last Board meeting to ensure the HOA is not saddled with the responsibility for the cost of remediation for landscape installation deficiencies of the builder (K&F LLC). On Monday, Dave and Robert provided additional documentation requested by the attorney. Robert will check with the attorney by Thursday of this week to check the status of the issue.

Decision Items:

1. 2009 Budget. – The Board reviewed all items in the budget and made adjustments accordingly. The Board noted that there will be a reduction of interest income as the funds that were held in interest bearing accounts have been used for the

- painting project. Additionally it is anticipate that the cost of landscape maintenance will likely increase in the coming year. A **motion** was made to approve the budget and present it to the owners prior to the Annual meeting. The motion was **approved**. A **motion** was made to increase the monthly owner assessments from \$80 to \$88 per month. The motion was **approved**.
2. The Annual Meeting will be Monday, December 15th at 6:30 PM; a Board meeting will immediately follow the Annual meeting.

The Board adjourned at 8:01 PM

Respectfully submitted,
Robert Neary, Secretary