

## Meadows at Timberhill Owners Association

### Minutes for Monday 12-15-2008

**Present:** President Brian Egan, Treasurer Cass Dykeman, 19 members by proxy, and 2 agents of DLS associates (Dave Stubbs & Stephen Wagner). Board member/secretary Robert Neary was ill and thus absent.

#### Minutes for Annual Homeowner's Meeting

1. Sign in, call to order, welcome. (*Occurred at 1840*)
2. Confirm a Quorum is present. (*21 members were present in person or by proxy*)
3. Explain the purpose and duties of the Board, present highlights of 2008 (i.e., Painting, Landscaping, and Landscape bond effects. (*The president asked if there were any questions about the purpose and duties or the activities of the board during 2008. No questions were forthcoming*).
4. Approve minutes of 2007 Annual Meeting (posted on web site). (*Dykeman moved the minutes be approved, Egan seconded, voice vote was unanimous in favor of approval*).
5. Solicit candidates for Robert Neary's expiring Board position. (*Dykeman nominated Neary for the open board position, Egan seconded. No other candidates were nominated*).
6. Elect Board member. (*Given that Neary was the only candidate nominated for the position, he was elected for another 3 year term*).
7. Treasurer's report, presentation of 2009 Budget. (*Dykeman opened the floor for questions concerning the 2009 budget. No questions were asked*).
8. Adjourn Annual Meeting (*Egan motioned for adjournment, Dykeman seconded and the meeting was closed at 1850*).

#### Minutes for Regular Monthly Meeting

1. Call to order, welcome. (*Occurred at 1850*).
2. Open Forum: 1/2 hour maximum for owner/resident comments. (*No resident/owner comments were forthcoming*).
3. Housekeeping and Report Items:
  - a. Approve Minutes from Board meeting in November. (*Dykeman moved the minutes be approved, Egan seconded, voice vote was unanimous in favor of approval*).

- b. Treasurer's Report. (*Dykeman reported that amount in the HOAs accounts reported by the bank equaled the amount in the HOA records as usual. There was a brief discussion on the timeliness of monthly assessment payments. The timeliness continues to be excellent and the rare exceptions are address promptly with no financial loss to the HOA*).
  - c. ARC Review. (*No reviews appeared before the board. DLS reported waiting upon an ARC for a satellite dish installation*).
4. Information and Input Items:
- a. Painting update (*The remaining work on the contract was completed and the Board support paying the painting bill in full*).
  - b. Update on Landscape Maintenance Bond expiration and MTH's legal position. (*It appears the City and MTH developer reached some agreement to complete the landscaping variances since work around the community began. The board wondered why no work was done on the landscaping strip south of Daylily. DLS agents will follow up with the city about this question*).
  - c. 6" or less grass strips. (*The Board approved the expenditure of \$400 to have True Green eliminate various 6" or less grass strips that were left by the work required by the Landscape Maintenance Bond*).
5. Discussion/Decision Items:
- a. Formalize decision to purchase "regulated rate" power for irrigation timers. (*Dykeman moved that the HOA's purchase of "regulated rate" power for irrigation timers be approved, Egan seconded, voice vote was unanimous in favor of approval*).
  - b. Confirmation of next regular Board meeting date. (*The next meeting is scheduled for Thursday 1-8-2009 at 1830*).
6. Adjourn. (*Egan motioned for adjournment, Dykeman seconded and the meeting was closed at 1930*).

*Respectfully submitted by Treasurer Cass Dykeman.*