

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

January 15, 2009

Sign in, Call to Order - Welcome (6:30 pm)

Attendees: Brian Egan (President) Robert Neary (Secretary), Dave Stubbs and Stephen Wagner (DLS Associates) and owner Nancy Butler-Neary. Cass Dykeman (Treasurer) was unable to attend.

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

1. None submitted.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on December 15, 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 sent an e-mail to the Board stating that all bank statements balanced.
3. ARC Review committee – Dave
 - a. None pending.

Information and Input Items:

1. Update, Landscape Maintenance Bond. – The City of Corvallis has inspected the work completed by the contractor and noted several deficiencies; the details of which have been submitted in writing to the former developer (K&F LLC) with a copy to the HOA's legal counsel. (A copy of the letter has been placed into record).
2. Dave received a proposal from the landscape contractor (Tru-Green) for \$500 for moss and Crane Fly treatment. As the development suffered notable damage from a Crane Fly infestation in recent years, the Board opted to employ the recommended treatment. A **motion** was made to approve the expenditure of \$500.00 to pay Tru-Green Landscaping to treat for moss and Crane Fly. The motion was **approved**.
3. Dave reported that all assessments are currently up to date.

Decision Items:

1. Temporary storage request from 2995 NW Morning Glory. – The Board received an e-mail request from the residents of 2995 NW MG to allow the temporary placement of movable storage units at the property. These are similar to "Pods" and are used to move a resident's personal possessions in to, or out of, a residence. The units will be in place only a few days as required to execute the move. Robert responded to the resident that the request is reasonable; adding as long as the units do not deter traffic or create a nuisance for other residents.

2. The next Board meeting will be Monday, March 9th at 6:30 PM at the Northwest Hills Community Church meeting room.

The Board adjourned at 6:44 PM

Respectfully submitted,
Robert Neary, Secretary