

# The Meadows at Timberhill Owner's Association

## Board of Directors Meeting

March 9, 2009

Sign in, Call to Order - Welcome (6:45 pm)

Attendees: Brian Egan (President) Robert Neary (Secretary), Dave Stubbs and Stephen Wagner (Willamette Community Management) and owners Ken and Eileen Gibb, Charlotte Goddard and "Piedmont". Cass Dykeman (Treasurer) previously informed the board he would be arriving late.

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

1. Ken and Eileen Gibb brought photographs of maintenance issues of concern to them – peeling paint on the trim of their property and utility pedestals in disrepair. Dave will attempt to contact the affected utilities to correct the problems with the pedestals. Dave will also contact the painting contractor to have them return to sand and repaint the peeling paint.
2. The Gibbs also asked if the HOA could possibly power wash some of the mailbox stations. The HOA will look into possibly doing this.
3. Dave reported that some type of makeshift shelter has been erected in the city park to the south of the development. As this is city property, Dave has already contacted the local authorities about this.
4. Robert inquired if the Board may need to consider adopting specific ARC requirements regarding the installation of Digital Television antennas. He will do some research on the issue and report at the next Board meeting.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on January 9, 2009. – 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 arrived toward the end of the meeting. He reported that all funds in the accounts are in balance and all funds are where they are supposed to be. Cass also reported that he has signed the tax filing prepared by the community manager.
3. ARC Review committee – Dave
  - a. None pending. However, two different satellite dishes have been mounted on tripods in the landscaping. Brian reported that he has seen one situated on the lawn beside 3188 Morning Glory. The Board reaffirmed that ARC requests must be submitted for ALL satellite installations. Dave will attempt to make contact with the residents in question.

Information and Input Items:

1. Update, Landscape Maintenance Bond. – The work has been completed and the City has signed-off on the work. One resident complained about the white paint

on the trees. It was suggested that she direct her comments to the City's Urban Forester.

2. Dave reported on a leaking roof vent which required repair. In consulting with the roofing contractor, it was determined that the roof vent was manufactured with plastic rather than metal. This aroused concern that possibly other roof vents could potentially fail due to poor building material choices by the builder. The Board decided to wait and see if other vent failures arise; should a trend begin to develop, the Board may adopt a preemptive strategy if deemed necessary.
3. Dave reported that the irrigation systems in the common areas have been activated with the exception of Tract K, the wetland catch basin, which is the responsibility of the city. Dave also has contacted the city regarding the grass strip, between the sidewalk and the street on the south side of Daylily - The HOA, currently responsible for irrigating this grass strip, would prefer to transfer this responsibility to the city as part of their park irrigation.

Decision Items:

1. On November 13<sup>th</sup>, the owner and tenants of 2997 and 3007 NW Morning Glory were mailed a "first notice" regarding trash cans being left out in non-compliance with the CC&Rs. The tenant at 2997 is now in compliance however, the tenant at 3007 continues to remain out of compliance. The Board has now been notified that the trash container at 3005 NW Morning Glory is now also being left out. The Board receives numerous complaints regarding this particular issue and is prepared to respond as often as necessary to ensure the livability of the community.
2. Dave presented to the Board, via e-mail earlier this week, bids he has received from the landscape contractor regarding necessary repairs to the irrigation system. Some repairs are inevitable each year, however, this winter has been particularly harsh resulting in significant repairs being required to the irrigation. A **motion** was made to authorize the expenditure of \$902 for Tru-Green landscape to execute repairs to the irrigation system. The motion was **approved**.
3. Dave presented to the Board, via e-mail earlier this week, bids he has received from the landscape contractor to re-seed bare patches of lawn in various locations around the development. Some areas of lawn have not sufficiently recovered from Crane Fly infestation suffered in previous years. A **motion** was made to authorize the expenditure, not to exceed \$1,680, to Tru-Green landscape for re-seeding of bare patches of lawn were necessary. The motion was **approved**.
4. The next Board meeting will be Monday, May 11<sup>th</sup> at 6:30 PM at the Northwest Hills Community Church meeting room.

The Board adjourned at 7:45 PM

Respectfully submitted,  
Robert Neary, Secretary