

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

May 11, 2009

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

Attendees: Brian Egan (President) Robert Neary (Secretary), Cass Dykeman (Treasurer)
Dave Stubbs (Willamette Community Management)

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

1. Robert noted that there were at least two dead trees in Tract A. Dave will check on this and report back to the Board.
2. Cass reported that he suffered some interior damage to his home due to a ruptured feed line to a toilet fixture. Cass encouraged owners to inspect and possibly replace all plumbing feed line connections.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on March 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 reported that all funds in the accounts are in balance and all funds are where they are supposed to be.
 - b. The Board decided to place \$50,000 of reserve funds into an interest-bearing demand deposit account.
3. ARC Review committee – Dave
 - a. None pending.

Information and Input Items:

1. Update on painting touch-ups - Dave has been working with the painting contractor. He will e-mail the current status of the touch-ups to the Board after checking with the contractor and affected owners.
2. Over-seeding – Cass noted that seed broadcasted on some bare areas of lawn have not germinated. Dave has spoken with the landscape contractor who is planning on conducting another re-seeding of the areas of issue.

Decision Items:

1. Garbage and Recycling cans not being put away. – Dave reported that, with a few exceptions, most residents appear to be in compliance.
2. Guidelines/rules for digital TV antennas. – Robert researched the latest FCC regulations on this issue and found the rules apply fairly consistently with both antenna and satellite dish installations. In most cases, an HOA cannot implement any rules or requirements which impede or delay the installation of antennas or dishes. In general, HOAs can enact limited restrictions which fall under

community appearance standards so long as these standards do not cause degradation in signal reception. Of issue to this HOA is liability regarding installation of antennas or dishes into components of the structure for which the HOA is responsible for maintaining; specifically roofing and siding. Since the FCC regulations cannot require a resident obtain an ARC request prior to installation of an antenna or dish, it was suggested the HOA implement a “Liability Waiver” to be signed by owners to hold the HOA harmless for potential damages resulting from antenna or dish installation. Robert will work on drafting said waiver and present it to the Board for approval.

3. Reserve Study – Cass reaffirmed the need for the Board to conduct a Reserve Study. The Board will review the reserve allocation and schedule as part of the budget process later this year.
4. General Landscape maintenance issues. – Dave reported that he has received several written proposals from the landscape contractor regarding irrigation valve which need replacement, lawn pest treatment and additional over-seeding. The Board concluded that the costs involved were within anticipated expenditure amounts and instructed Dave to pursue the remedies with the contractor.
5. The next Board meeting will be Monday, July 13th at 2:00 PM.

The Board adjourned at 7:40 PM

Respectfully submitted,
Robert Neary, Secretary