

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

July 13, 2009

Sign in, Call to Order - Welcome (2:05 pm)

Attendees: Brian Egan (President) Robert Neary (Secretary), Dave Stubbs (Willamette Community Management), and owner, Charlotte Goddard and "Tony". Cass Dykeman (Treasurer) was unable to attend.

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

1. None

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on May 11, 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 was not in attendance, however Dave's assessment of the financial reports is that regarding cash on hand and reserve balances, the Association finances are good shape.
3. ARC Review committee – Dave
 - a. One ARC request for Charlotte Goddard for backyard landscaping was approved previously via e-mail.

Information and Input Items:

1. Update on painting touch-ups – Dave reported that the touch-up process was almost completed.
2. Sprinkler repairs – Dave reported that these repairs have been completed.
3. Landscape updates (aeration, reseeding, etc.) – Dave reported that these repairs have been completed; however the landscape contractor wants to return to touch up some reseeded areas. Robert recalled from the last meeting that there are several dead trees in Tract A. Dave said that he had a plan for removing the dead trees.
4. Review of Antenna/Dish Guidelines – The Board reviewed the proposed document prepared by Robert. Currently the HOA is not experiencing any known issues with dish or antenna placement. The Board decided to defer implementing an antenna/dish policy or resolution at this time.
5. Noise complaint – 3156 Morning Glory – Dave reported that police responded to a noise complaint at this address. Dave obtained information regarding the police report which cited "excessive noise"; police issued the residents a citation and a "second response notice" for noise.
6. Dedicating tract to MTH (letter from Julie Selby). – The Board is unclear specifically what tract of land Ms. Selby is referring to in her letter; in all likelihood, this property would most likely be part of the Dixon Creek drainage

area and be the responsibility of the City. The Board decided to take no further consideration until additional information is forthcoming.

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. – See Information and Input item #4 above.
3. As decided in the previous Board meeting, \$50k of reserves will be placed in an interest bearing account at ING. Dave, Robert and Cass will be signers on the account.
4. The next Board meeting will be Monday, September 14th at 2:00 PM.

The Board adjourned at 2:55 PM

Respectfully submitted,
Robert Neary, Secretary