

# The Meadows at Timberhill Owner's Association

## Board of Directors Meeting

September 14, 2009

Sign in, Call to Order - Welcome (2:08 pm)

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

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

1. Cass reported that there are still dead trees in Tract A. Dave responded that he will have the dead trees removed shortly.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on July 13, 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 the bank balances were all in order. Cass also submitted the completed financial review by the CPA. The financial review was entered into the record. Treasurer's report **approved**.
3. ARC Review committee – Dave
  - a. One ARC request for a retractable front door screen at 3108 Morning Glory was approved previously by e-mail. Dave will notify the owner of this approval.

Information and Input Items:

1. Assessment delinquency, units owned by FRH Corp. – Dave reported FRH has occasionally become delinquent in their assessments in the past but usually have brought them current after he has contacted them by phone. However, most recently, they are approaching four months of delinquency and have not responded to his last phone call. The Board directed Dave to send a 10-day demand letter to FRH and to their property management, Steed Property Management. If payment in full is not received as the result of that demand, the Secretary will notify the owner that it will begin the process of filing liens against the property in satisfaction of the delinquent assessments.
2. Grass strip administration/maintenance, Daylily – Cass asked if any more had been done regarding turning over administration to the City of the grass strip adjacent to the city park. Dave responded that he is still waiting to hear back from the City regarding this.
3. Window air conditioners – Robert noticed two units with window air conditioners and inquired what our policy had been in the past about this. After some discussion there was a recollection that the Board had only acted in cases where window A/C installations involved filling the open window with unpainted plywood blocking.

4. Roof installation of Satellite dish, 3200 Foxtail – Robert noticed a roof mounted satellite dish at this address. The Association has prohibited dish installations which penetrate the integrity of the roofing material as the Association is responsible for roof maintenance. However, Dave noted that some of these dishes are sufficiently large that fascia mounting may not be safe or practical. It was decided to include a copy of the ARC Indemnity Resolution with all approved roof-mount installation ARC applications to place such owners on notice that they are liable for any costs and/or damages associated with choosing to mount a satellite dish on their roof. It was suggested that the satellite dish guidelines on the web site be amended to reflect this provision.

Decision Items:

1. Fire lanes curb painting. – Robert noticed that the red fire lane curb painting has eroded to a soft shade of pink. Dave was directed to attempt to obtain and submit a bid via e-mail to the Board for approval to get this project done before the rainy season begins.
2. The next Board meeting will be a budget setting meeting on Monday, October 12<sup>th</sup> at 1:00 PM. [NOTE new time]

The Board adjourned at 2:55 PM

Respectfully submitted,  
Robert Neary, Secretary