

# The Meadows at Timberhill Owner's Association

## Board of Directors Meeting

October 12, 2009

Sign in, Call to Order - Welcome (2:06 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. None.

### Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on September 14, 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 front door screen at 2999 Morning Glory was approved previously by e-mail. Dave will notify the owner of this approval.

### Information and Input Items:

1. Cigarette butt issue at 3007 NW Morning Glory – Following up on this complaint, Dave made multiple visits to this property but could not find any evidence of litter.
2. Irrigation cover missing from 3107 NW Morning Glory – the landscape contractor said that these covers are difficult to obtain, however but one has been ordered and will be placed when it arrives.
3. Calking repairs – Dave received a report from the handyman that the “belly board” on one unit was completely cracked and was suffering some rot due to water intrusion. The contractor recommended completely replacing the damaged board. Repairs are in process.
4. Transfer of grass strip between street and Chepefana Springs park to city maintenance. – Dave has spoken with representatives with the city and transfer of maintenance responsibility of this strip of grass is proceeding.

### Decision Items:

1. 2010 Budget planning. – The Board reviewed all line items on the budget. Many of the more major maintenance costs have come in at, or below, budget predictions. The Board entered into a discussion regarding centralizing the

- administration of the irrigation control system; currently these controls are monitored and maintained by each individual owner. The Board will obtain preliminary cost estimates and recommendations from the landscape contractor prior to deciding on a final budget for the coming year. The final budget will be presented to the Owners at the Annual Members meeting.
2. Demand letter sent to FRH (property manager) in September – FRH has remitted only the June assessment. A **motion** was made to initiate the process of filing a lien against the properties for delinquent assessments and all applicable fees. The motion was **approved**.
  3. The next Annual Members' meeting will be December 14<sup>th</sup>, 2009 at 7:00 PM, a Board meeting will follow.

The Board adjourned at 3:25 PM

Respectfully submitted,  
Robert Neary, Secretary