

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

April 5, 2010

Sign in, Call to Order - Welcome (3:05 pm)

Attendees: Brian Egan (President), Robert Neary (Secretary), Dave Stubbs and Kurt Powell (Willamette Community Management). Owners present: Eileen Gibb and Charlotte Goddard with "Marley". Cass Dykeman (Treasurer) was unable to attend.

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

1. Eileen brought up the issue of several apparently dead shrubs and a possibly dead tree on Shooting Star and Daylily. Dave said he would have the landscape contractor check into this. Usually they like to wait for the growing season to begin before determining if a plant is truly dead. He will obtain a replacement plant schedule and bid from the landscape contractor.
2. Charlotte reported that a drain near her home is periodically plugged and puddles water. Dave will have the landscape contractor check this and perhaps put in a sieve to keep out debris and facilitate better drainage.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on February 8, 2010. – 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. The Board asked that he send an e-mail to the other Board members after reviewing the accounts.
3. ARC Review committee – Dave
 - a. None

Discussion and Decision Items:

1. Update on demand letter to FRH – The company is still two months delinquent on their assessments. Liens will remain in place until the accounts are brought current.
2. Transfer of grass strip between street and Chepefana Springs park to city maintenance. – This has been completed and the City has taken over all maintenance of this strip.
3. Possible policy or statement on window air conditioners. – This not been a significant problem to date. The Board opted to not draft any policies or resolutions until such time as these issues become problematic. Past issues have been handled on an individual case-by-case basis.
4. Improper placement of irrigation heads along walkway between Huckleberry units and Tract A. – Dave had obtained a bid from the landscape contractor to relocate the irrigation heads. Their current placement does not cover all the lawn

in that area resulting in dead grass. The Board discussed various options then asked Dave to obtain an updated bid.

5. The next Board meeting will be June 7th, 2010 at 3:00 PM. NOTE: this will likely be held at a new location, possibly the Starbucks Coffee Shop in Timberhill, so owners are urged to watch the announcements.

The Board adjourned at 3:40 PM

Respectfully submitted,
Robert Neary, Secretary