

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

June 7, 2010

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

Attendees: Brian Egan (President), Robert Neary (Secretary), Cass Dykeman (Treasurer), Dave Stubbs and Kurt Powell (Willamette Community Management). Owners present: Elizabeth Donaldson. The meeting was conducted at the Starbucks Coffee shop in Timberhill Shopping Center

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

1. No open forum issues.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on April 5, 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 reported that all accounts were in balance and all funds accounted for. – Treasurer's report – **approved**.
3. ARC Review committee – Dave
 - a. **3003 Morning Glory** – Request for approval of a fence. – The board members had previously reviewed the specifications for this project via e-mail. The request was **approved**.
 - b. **3191 Morning Glory** – Request for approval of a planter. – The board members had previously reviewed the specifications for this project via e-mail. The request was **approved**.
 - c. **3195 Morning Glory** – Request for approval of a fence. – The board members had previously received request for this project via e-mail. The owner and applicant, Elizabeth Donaldson was present to answer questions regarding the project. As the CC&Rs require that fully enclosed back yards have an access gate in back and the applicant had not yet decided on specific building materials and final design, the board gave **"tentative approval"** until the applicant can provide more detailed specifications of construction design and materials. Final approval will be determined upon receipt of the additional information and design specifications. This information can be provided via e-mail.

Discussion and Decision Items:

1. Update on assessment delinquency for FRH – The company now is approximately behind \$200 per unit. Liens will remain in place until the accounts are brought current.
2. Landscape maintenance projects and improvements – The board received, via e-mail, separate bids from the landscape contractor for relocating sprinkler heads

- along Huckleberry, replacement of shrubs killed during the winter, and aeration and reseeded of turf. A motion was made to approve the cost of these landscape maintenance issues. The motion was **approved**.
3. Curb and fire lane painting. – Kurt presented several bids from curb painting contractors to repaint the eroded fire lane curb painting. The board made a motion to contract with Gregg's Stripe-A-Lot LLC for \$278. The work will be scheduled as soon as possible. The motion was **approved**.
 4. Financial Review – The financial review for 2009 was completed by the accountant. All accounts appear to be sufficient for both short and long term financial contingencies. The accountant had no additional recommendations or comments. The financial review was signed by the President and entered into the record.
 5. The next Board meeting will be Monday, August 9th, 2010 at 3:00 PM. NOTE: this meeting will be the board's annual "walkabout" inspection of the development. The meeting and development inspection tour will assemble in front of Cass Dykeman's house across from Chepefana Springs (2879 NW Daylily) at 3:00 PM.

The Board adjourned at 3:42 PM

Respectfully submitted,
Robert Neary, Secretary