

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

August 9, 2010

Sign in, Call to Order - Welcome (3:00 pm)

Attendees: Brian Egan (President), Robert Neary (Secretary), Dave Stubbs and Kurt Powell (Willamette Community Management). Owners present: Eileen Gibb. Cass Dykeman (Treasurer) was unable to attend. This meeting was the annual "walkabout"; a walking inspection tour of the entire development with the board and the community management.

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

1. Eileen accompanied the tour to point out specific issues regarding the irrigation system.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on June 7th, 2010 and emergency board meeting on June 15th, 2010. – Robert
 - a. Accepted the motion to forego reading of the meeting minutes (which are posted on the Meadows HOA website). - Minutes for both meetings **approved**.
2. Treasurer's Report – Cass
 - a. Cass reported (via e-mail) that all accounts were in balance and all funds accounted for.
3. ARC Review committee – Dave
 - a. **3195 Morning Glory** – Request a satellite dish installation was previously approved via e-mail.
 - b. **3103 Foxtail** – Request a satellite dish installation was previously approved via e-mail.
 - c. **3195 Morning Glory** – Request for a fence was previously approved via e-mail.

Housekeeping and Report Items:

1. The board conducted a walk-through inspection of the development.
 - a. Some owners have not been irrigating their yards resulting in dead lawns. The community manager was directed to notify those residents that their irrigation will be operated manually by the community manager and that charges for manual watering will be billed against their assessment account.
 - b. The inspection revealed three satellite dishes installed improperly through the roofing material. The community manager will notify those residents/owners that the satellite dishes will need relocation to the building fascia and roof repairs will need to be made at owner expense.

- c. The board directed the community manager to obtain bids for cleaning the roof gutters and for moss treatment as necessary.
 - d. A damaged roof gutter was identified; the community manager was directed to contract for repair of the gutter and bill the owner for the repair.
2. Roof/ceiling leak repair at 3104 Morning Glory status – Repairs have been completed.
 3. Bird-proofing repair at 3207 Foxtail. – Repairs have been completed.
 4. Tract A maintenance agreement – This was distributed to the board previously via e-mail. The agreements between the parties responsible for the maintenance of Tract A have been completed.
 5. Plant and tree replacement. – The weather currently is too hot; these items will be completed by the landscape contractor in the fall.
 6. Sprinkler relocation along path on Huckleberry. – The landscape contractor has the approved work order and will be scheduling the work to be completed soon.
 7. Aeration and over-seeding progress. – The landscape contractor has the approved work order and will be scheduling the work to be completed soon.

Discussion and Decision Items:

1. The board expressed their appreciation to Willamette Community Management regarding their successful efforts to mitigate and correct an issue between the Oregon Department of Revenue and the HOA. The ODR was taxing the HOA under the new business tax law but instead should be applying tax rates based on the Association's status as a non-profit corporation. WCM's intercession resulted in the ODR returning improperly collected tax revenues to the Association.
2. Status of delinquent accounts. – All accounts are technically current with the exception of FRH which still has unpaid late fees and interest expense. Liens are in place
3. Does the Board need a "Director's code"? – Issue tabled until the next board meeting.
4. The next Board meeting will be Monday, September 20th, 2010 at 3:00 PM.
NOTE: this meeting will be held at the Starbucks coffee shop in the Timberhill shopping center.

The Board adjourned at 4:18 PM

Respectfully submitted,
Robert Neary, Secretary