

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

July 19, 2011

Sign in, Call to Order - Welcome (10:15 AM)

Attendees: Brian Egan (President), Robert Neary (Secretary), Kurt Powell (Willamette Community Management) and owners Ken and Eileen Gibbs. Cass Dykeman (Treasurer) was unable to attend.

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

1. The Gibbs reported that the drains to some of the downspouts may be clogged and are overflowing. WCM will follow-up with seeing if these drains can be “rootered” throughout the development.
2. The Gibbs also had an upstairs window leak. WCM will follow-up.
3. The replacement of the rotting porch posts with cedar is being done. WCM will investigate if a cheaper material can be substituted for the post replacement.
4. The Gibbs also reported that some plant material is growing out of the gutters along Huckleberry. WCM will follow-up with a contractor to have the gutters cleaned.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on March, 2011. – Robert
 - a. Robert was ill so the minutes have not been completed. Brian will work on recreating what he recalls from that meeting.
2. Treasurer's Report – Cass
 - a. As Cass was not in attendance, the treasurer's report was deferred. WCM reported that all accounts are in proper order.
3. ARC Review committee – WCM
 - a. An e-mail had been previously circulated to the board requesting a replacement patio door a 3101 NW Morning glory. That request had been approved via e-mail at the time.
4. Report from Willamette Community Management (WCM)
 - a. The three drywall repairs for the McNut property have been completed.
 - b. The damaged light fixture on one of the units will be replaced by an electrician this week.
 - c. Foundation vent wells and grading – Home inspections resulting from owner sales have brought out deficiencies in clearance distance between the soil and exterior siding and foundation vents. An assessment of the development has found a significant number of foundation vents which do not meet clearance requirements. The board had WCM obtain bids for remediation of the clearances. The board decided to defer expenditure for this project until a later date.
 - d. Financial Review – This is currently in process.

Discussion and Decision Items:

1. Farmer's Insurance Class Action suit – The board opted to be included in the class.
2. Status of delinquent accounts. – Currently assessment for properties held by FRH Company are a total of \$17,000 in arrears. A **motion** was made to contact the Association's legal counsel to determine the process for instigating foreclosure proceedings. The motion was **approved**.
3. The board has received a verbal complaint about properties being routinely rented for less than 30-day periods as prohibited by the CC&Rs. The owner was asked to put their complaint in writing, including as much detail as possible. The board will schedule an appointment with the Associations legal counsel to discuss possible remedies and enforcement.
4. The next board meeting is scheduled for Monday, August 8th 2011 at 1:00 PM. This will be annual board "Walk-about" where the neighborhood will be inspected by the board. The meeting will convene in front of Cass Dykeman's property on that date.

The Board adjourned at 10:55 AM

Respectfully submitted,
Robert Neary, Secretary