

The Meadows at Timberhill Owner's Association

Board of Directors Meeting

August 8, 2011

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

Attendees: Brian Egan (President), Robert Neary (Secretary), Cass Dykeman (Treasurer), Kurt Powell (Willamette Community Management). The meeting convened in front of Cass Dykeman's property for the annual development "walkabout" (physical inspection tour of the development). The remainder of board business was conducted at the Starbuck's coffee shop in the Timberhill shopping center.

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

1. N/A.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on July 19, 2011. – Robert
 - a. The minutes were **approved** with corrections.
2. Treasurer's Report – Cass
 - a. Cass reported that all accounts are in proper order. The board and WCM expects to go over budget in the area of building maintenance due to the need to replace rotted porch railings and Z-flashing issues with siding and windows. The Treasurer's report was **approved**.
3. ARC Review committee – WCM
 - a. New ground cover at 3154 NW Morning Glory – this request had been previously approved by the board via e-mail.
 - b. Screen door and satellite dish at 3160 NW Morning Glory – his request had been previously approved by the board via e-mail.
4. Report from Willamette Community Management (WCM)
 - a. The three drywall repairs for the McNut property have been completed; however, there seems to remain questionable sources for water intrusion. Brian and Kurt will contact Ms. McNut and request inspection of her attic space to determine if there might be other sources for the water leaks.
 - b. Financial Review – The Financial Review has been completed, WCM will e-mail the review report to the board members.

Discussion and Decision Items:

1. The next board meeting is scheduled for Monday, September 26th, 2011 at 10:30 AM at the Starbuck's coffee shop in the Timberhill shopping.

The Board adjourned at 4:35 PM

Respectfully submitted,
Robert Neary, Secretary

An **Executive Session** called to order by President, Brian Egan at 4:35 PM. Present: Brian Egan (President), Robert Neary (Secretary), Cass Dykeman (Treasurer), Kurt Powell (Willamette Community Management).

The August 3rd consultation with the Association's legal counsel was discussed with the board and WCM.

The Board adjourned at 4:55 PM

Respectfully submitted,
Robert Neary, Secretary