

The Meadows at Timberhill Owner's Association

February 20, 2012

Sign in, Call to Order - Welcome (11:05 AM)

Present: President Brian B Egan, Secretary Robert Neary, Treasurer Ken Gibb, and Kurt Powell of Willamette Community Management.

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

1. Ken brought up the suggestion of possibly doing a development wide inspection of the roofs as we have had several repairs. The Board deemed that it may not be all that effective in that most of the problems have been with nail holes, which are difficult to locate, but the substrate of the roofing material itself seems sound.
2. Ken also suggested the possibility that roofing may need to be replaced sooner than as scheduled in the reserve study. The Board may consider spreading out roofing replacement on several buildings over a period of years.
3. Garbage cans being left out are starting to become an issue again. Kurt was advised to monitor the situation and tag any owner containers not being put away in a reasonable period of time.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on December 6, 2011. – Robert
 - a. The minutes were **approved** with corrections.
2. Treasurer's Report – Ken
 - a. We appear to be slightly over budget in collection of assessments however there are several maintenance bills for January work which have yet to be paid. The Treasurer's report was **approved**.
3. ARC Review committee – WCM
 - a. No pending requests.
4. Report from Willamette Community Management (WCM)
 - a. Kurt reported that one of the delinquent FRH properties may be sold. Our liens are in place and the Association should collect this delinquency at closing. Another non-FRH owner is 7 months delinquent, a lien is in place for this property as well. The Board directed Kurt to be more aggressive in filing liens on delinquent owners.
 - b. Kurt briefed the Board on several ongoing repair issues. The Board asked Kurt to re-inspect the interiors of some of these units to ensure that there is not a mould issue which tenants or owners may be overlooking and report back to the Board.

Discussion and Decision Items:

1. Payment of Renaissance contractor bills – Kurt has negotiated a price of \$140 for repairing roof leaks due to unpatched roofing nails. The Board approved payment

- to the contractor following based on e-mail appraisals sent to the Board previously.
2. Window repair at 3207 Foxtail. – This appears to be a defective window or defective installation by the developer. However, the CC&R's state that owners are responsible for maintenance of windows, sashes, etc. The Board previously obtained a legal opinion regarding responsibility of the Association versus owners regarding siding. As this issue may rise with other units, the Board elected to obtain a legal opinion from the Vial Fotheringham law firm before deciding on which party should be responsible for paying for this repair.
 3. Reimbursement of owner-initiated roof repair at 2997 SS. – The Board believes the owner was unaware that such repairs can be initiated through the WCM. The Board approved reimbursement of \$140 which is the amount Renaissance charges the Association for such repairs.
 4. Small claims court decision against FRH. – The Board has been awarded judgment by the court for delinquent assessments. The Board approved a decision to turn the collection over to the Vial Fotheringham law firm for collection action.
 5. Insurance policy renewal. – Kurt reported that the insurance company ads an automatic 8% increase to the value of the property. However Kurt spoke with the agent questioning the valuation increase resulting in our premium now being essentially the same as it was last year.
 6. Revised Collection Resolution. – The Board received a draft revision of the Collection Resolution from Thomas Gallagher. The proposed resolution attempts to strengthen wording in the CC&R's however there remain questions regarding the degree to which delinquent accounts should be handled by an attorney during the process. The Vial Fotheringham law firm has extensive experience with such resolutions; as a result, the Board decided ask V-F to review the proposed resolution to obtain a "second opinion". Payment of Tom Gallagher's bill was **approved**.
 7. Bark, moss & crane fly treatment proposals. – The landscape contractor has submitted proposals for these treatments. The expenditure was **approved** by the Board.
 8. The next board meeting is scheduled for Tuesday, March 6th 2012 at 1:00 PM at the Starbuck's coffee shop in the Timberhill shopping center – this meeting will be to determine resolution of the window repair on Foxtail (see item 2 above). The next full board meeting is scheduled for Monday, April 9th 2012 at 1:00 PM at the Starbuck's coffee shop in the Timberhill shopping center.

Respectfully submitted,
Robert Neary, Secretary.