

The Meadows at Timberhill Owner's Association

March 6, 2012

Sign in, Call to Order - Welcome (1:05 PM)

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

Discussion and Decision Items:

1. This meeting was called as a continuation of the February 20th 2012 Board meeting to bring to resolution issues regarding repairs to 3207 Foxtail. The Board has reviewed the report and opinion received from the Association's legal counsel. At issue is the repair of weather damage to the window and supporting structure at the Foxtail address. Considerations:
 - a. The CC&R language which level responsibility to the owners for window maintenance/repair,
 - b. CC&R language which level responsibility to the Association of ensuring the exterior integrity of the structure,
 - c. Questions regarding whether the original window may have contained manufacturing defects,
 - d. Questions regarding the original developer having improperly installed the original window,
 - e. Questions regarding the extent of damage due to the timeliness of reporting the problem,
 - f. The contractor's cost estimate of up to \$3,000 to replace the window and repair the surrounding damage.

The Board entered into an arrangement with the owner whereby the owner will be responsible for 20% or the repair costs up to a maximum of \$600, the remainder of the expense of which to be borne by the Association. The work will be completed by a contractor selected by the Association. Due to the unique circumstances regarding this specific maintenance/repair issue, such decision by the Board will not constitute a precedent nor be binding on the part of the Association with regard to any other future potential claims.

2. 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.