

The Meadows at Timberhill Owner's Association

June 27, 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. No issues discussed.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on April 9, 2012. – Robert
 - a. The minutes were **approved** with corrections.
2. Treasurer's Report – Ken
 - a. The Treasurer's report was **approved**.
3. ARC Review committee – WCM
 - a. No pending requests.
4. Report from Willamette Community Management (WCM)
 - a. 3111 SS – Owner was coordinating their own repairs, status unknown at this time.
 - b. 3207 FT – Window repair completed.
 - c. 3191 MG – Window weep holes, owner responsibility to clean.
 - d. 2997 SS – Roof leak, repairs in process
 - e. 3108 MG – Sheetrock repair from roof leak, repairs in process.
 - f. 2807 MG – Sliding glass door and window were improperly installed, contractor reinstalled.
 - g. 3107 SS – Roof “cricket” leak, repairs scheduled.
 - h. 2767 DL – Inspected, no current cause or source of damage visible.
 - i. 3156 MG – Roof “cricket” leak, rotted roof truss end, repairs scheduled.
 - j. 3176 FT – Downspout reattached to the building.
 - k. 3103 FT – Faucet hose bib dripping, this is considered part of the overall interior plumbing therefore owner responsibility.
 - l. 2893 HB – Birds nesting in roof cavity, owner blocked bird access with screening.
 - m. 2895 HB – Damaged trim pending replacement.
 - n. Throughout Development – Rotted porch railings have been replaced, awaiting painting by the contractor.
 - o. Delinquent accounts – Kurt was asked to obtain a status report from the V-F Law Firm regarding the status of current collection efforts and to report at the next board meeting.

Discussion and Decision Items:

1. Renaissance Roofing Inspection/Repair project – The contractor will inspect for potential roof leaks, mount permanent safety harness roof anchors and make any

- minor repairs as a result of their inspection. Repairs requiring more extensive action will be reported to and approved by the Board prior to executing. The development will be addressed in three phases; unit costs of approximately \$565 per building.
2. Winter kill plant replacement. – Bids were distributed to Board members via e-mail. The Board approved the bid from the current landscape contractor, Tru-Green.
 3. Basketball Hoops. – The CC&R's are interpreted to refer to basketball hoops secured directly to the exterior building or roofing as being prohibited. The CC&R's state that basketball hoops are prohibited if play is intended to be in the streets (city ordinance). Free standing portable basketball hoops do not appear to fall within the prohibitions of the CC&R's.
 4. Privacy issues regarding the minutes of the Board – The Board adopted general rules to the extent that names of individual owners currently delinquent in their assessments will not be specifically identified. However, should the delinquency require court filings for legal action, the matter would then be considered public record and the Board, at its discretion, may disclose owner's names. Where the Board has sought competitive bids from contractors, the amounts of bids will not be revealed in the minutes so as to prevent revealing proprietary information to potentially competing contractors. Specific street address locations and the identities of the owners of those properties are public record and may be disclosed in the minutes at the Board's discretion.
 5. Irrigation notice to residents – Kurt will send a post card to all residents to turn on and/or program their individual irrigation controls.
 6. Budget shortfall due to increased repair issues. – The Board tabled discussion until most of the bills have been received and paid for ongoing inspections and repairs. The costs of repairs this year, and anticipation of potential maintenance, will be reviewed and factored into the proposed budget for the ensuing year.
 7. Owner CC&R violation, trash cans left out – Kurt has sent two notices to an owner who consistently leaves trash cans out in public view. The secretary will send notice to this owner that financial penalties will be assessed against in accordance with the provisions set forth in the CC&R's.
 8. The next board meeting is scheduled for Monday, August 13th, 2012 at 1:00 PM at the Market of Choice, public conference room, 922 NW Circle Blvd. Suite 110, Corvallis.

Respectfully submitted,
Robert Neary, Secretary.