

# The Meadows at Timberhill Owner's Association

October 8, 2012

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

**Present:** President Brian B Egan, Secretary Robert Neary and Kurt Powell of Willamette Community Management., and owner Nancy Butler-Neary. Treasurer Ken Gibb, was unable to attend.

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 August 8, and September 17<sup>th</sup> 2012 “walkthrough”. – Robert
  - a. The minutes were **approved**.
2. Treasurer’s Report – Ken
  - a. Ken was not present. Kurt reported that all balances were within expectations.
3. ARC Review committee – WCM
  - a. Installation of a stove hood vent for 3012 NW Morning Glory had been previously approved via e-mail.
  - b. Installation of a satellite dish for 2785 NW Daylily had been previously approved via e-mail.
  - c. A vent of some sort was noted at 2995 NW Shooting Star during the September “walkthrough”. The owner has been contacted to explain the purpose and origin of this vent.
4. Report from Willamette Community Management (WCM)
  - a. Delinquent accounts – Kurt reported that the V-F Law Firm needs to re-contact the remaining tenants to begin the process of assigning rental income. Robert will contact the V-F attorney to determine the current status of the collection effort. A lien notice will be sent to another owner regarding their assessment delinquency.
  - b. Foundation vent well installation – The contractor has completed 90 of 216 installations. The project is roughly half-way completed.
  - c. Land use notice from the City – No impact on the development currently.
  - d. Status of pruning and dead tree removal, reseeded. – Kurt has sent an extensive list of issues to the landscape contractor. This work is currently ongoing.
  - e. Straightening/repairing utility pedestals – Kurt has contacted the various utility providers to ask that this work be completed.
  - f. Status of trash can fines – Most owners/residents appear to be in compliance at this time.

## Discussion and Decision Items:

1. Approve development-wide roof inspection/repair payment – This work was authorized at a previous board meeting and payment approval approved via e-mail.
2. Re-engineering of sprinkler system, 2869 NW Daylily – The board agreed with the owner’s suggestions for improvement the efficiency of the current irrigation system. However, rather than incur the cost of these improvements for a single property, the board asked Kurt to contact the landscaping contractor regarding the cost and feasibility of applying such improvements throughout the entire development. This expenditure may be considered for inclusion in the budget for next year.
3. Earthquake insurance – Kurt obtained a quote from the Association’s insurance carrier. The cost of separate earthquake coverage is hugely expensive. The board suggested that perhaps the opinion of owners should be ascertained prior to making a decision to incur the cost of such coverage.
4. Moss treatment – A **motion** was made accept the bid from Armor to apply moss treatment only to areas of the roof where necessary The motion was **approved**.
5. Acceptance of the bid from Ed Pawley for structural repairs. – The Board approved the proposal previously via e-mail.
6. Proposed budget for 2013 – The board will set a meeting date and time at a convenient time whereby all three board members may attend.
7. Next Board meeting, Annual Members meeting – The next board meeting will be a budget meeting at a time and place where all three board members can attend. The Annual Members Meeting will be held sometime during the first week of December. The exact time and location to be decided

Respectfully submitted,  
Robert Neary, Secretary.