

The Meadows at Timberhill Owner's Association

November 5, 2012

Sign in, Call to Order - Welcome (1:00 PM)

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 October 8th 2012. – Robert
 - a. The minutes were **approved**.
2. Treasurer's Report – Ken
 - a. The Treasurer's report was **approved**.
3. ARC Review committee – WCM
 - a. Issue of bicycles stored on front porches was addressed and approved via e-mail.
 - b. A kitchen vent at 2995 NW Shooting Star was approved via e-mail.
4. Report from Willamette Community Management (WCM)
 - a. Delinquent accounts – Kurt reported that the V-F Law Firm has mailed garnishment letters to the tenants.
 - b. Foundation vent well installation – The contractor has completed 90% of the work.
 - c. Status of pruning and dead tree removal, reseeding. – The pruning is ongoing at this time.
 - d. Straightening/repairing utility pedestals. – Kurt reported that this has probably been completed.
 - e. Downspout “tightlining” roof work. – Kurt received a report from the roofing contractor with recommendations for addressing areas of the conjoined roof pitches where water can back up and pool faster than it can be drained by the downspouts. The board will seek further recommendations prior to coming to a decision on remediation.
 - f. Roof leak, 3103 NW Foxtail. – See item “e”.
 - g. Sprinkler head improvement. – The board reviewed the overall cost and determined to address individual sprinkler problems as they arise.
 - h. Earthquake insurance. – The board opted to add this item to the agenda for the Annual meeting to determine owner interest in this coverage.
 - i. Request for water bill reimbursement, 2991 NW Shooting Star. – The board can find no justification or evidence that the Association has any obligation to reimburse the owner for water use.

Discussion and Decision Items:

1. Approve Tru-Green plant location proposal. – This work was authorized at a previous board meeting and payment approval approved via e-mail.
2. Approve Cranefly treatment proposal. – This work was authorized at a previous board meeting and payment approval approved via e-mail.
3. Approve Mugo Pine replacement proposal. – This work was authorized at a previous board meeting and payment approval approved via e-mail.
4. Approve Ed Pawley bid for repairs. – This work was authorized at a previous board meeting and payment approval approved via e-mail
5. **2013 Budget – Borrowing against reserves.** A **motion** was made to adopt a resolution authorizing borrowing \$35,000 against reserves to be paid back through an increase in monthly assessments of \$10 per month for the period of 3 years. Any available unused retained earnings will be returned to reserves at the beginning of the following fiscal year. The motion was **approved**.
6. **2013 Budget – Approval of Annual Budget.** – A **motion** was made to approve the budget for 2013 requiring owner monthly assessments to be raised \$20 to \$120 per month effective January 1st, 2013. The motion was **approved**. The treasurer will prepare a budget and explanatory report to be delivered to owners prior to the Annual Members Meeting.
7. Next Board meeting, Annual Members meeting – The Annual Members Meeting will be held on December 4th at 7:00 PM at the Northwest Hills Community church, room W2; board meeting to follow immediately thereafter.

Respectfully submitted,
Robert Neary, Secretary.