

The Meadows at Timberhill Owner's Association

February 5, 2013

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.

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 December 7th 2012. – Robert
 - a. The minutes were **approved**.
2. Treasurer's Report – Ken
 - a. Ken reported that all balances were within expectations, the latest financial statements were not done by meeting time, Kurt will e-mail those statements to the board members in a day or two.
3. ARC Review committee – WCM
 - a. None.
4. Report from Willamette Community Management (WCM)
 - a. Delinquent accounts – Kurt distributed previously via e-mail the delinquency collection report from the V-F Law Firm. The only significant delinquency at this time is FRH.
 - b. Loan against reserves. – Kurt has placed a “loan from reserves” category on the balance sheet to make it easier to track pay-down of this loan within the general budget.
 - c. Cracked sidewalk/porch concrete, 2973 MG. – Kurt responded back to the owner citing the sections of the CC&Rs showing that maintenance of sidewalks and walkways are the responsibility of the owner.
 - d. Structural repairs at 3188 SS. – The work is almost finished. The board suggested Kurt get bids to conduct preemptive caulking for other similar areas of garage door trim throughout the development.
 - e. Financial Review. – Stover-Nyhart is increasing its fee by \$75 for conducting the financial review. As there has been no increase over the last several years, the board opted to retain Stover-Nyhart to produce the financial review again this year.

Discussion and Decision Items:

1. Automated delinquency status report from V-F. – No action required at this time as V-F is continuing collection effort on this account.
2. Increase hazard insurance deductible from \$1000 to \$5000. – A **motion** was made to change our hazard insurance deductible to \$5000 which will save money on the current premium. The motion was **approved**. The board opted to accept the insurance company's estimation of property replacement cost at \$19 million.

3. Approve structural repair costs for 3188 SS. – This expenditure was previously approved by the board via e-mail.
4. Approve landscaping proposals: tree wells, pruning, and tree and shrub replacement. – This expenditure was previously approved by the board via e-mail.
5. Approve landscaping proposals: Crane Fly spraying and moss removal. – This expenditure was previously approved by the board via e-mail.
6. Discussion: power washing of sidewalks and walkways. – As maintenance of walkways and sidewalks are the responsibility of the owners as stated in the CC&Rs, the board opted to not power wash the walkways or sidewalks.
7. Improperly vented dryer venting; action. – Following the issue with the one unit where the dryer vent was not correctly vented outside through the roof but instead venting moist air and lint into an owner's attic, causing damage, the board requested Kurt to draft an informative notice to all owners to be aware of this potential construction defect. The notice is information only; the Association is neither responsible nor liable for any damages resulting from improperly vented or blocked dryer vents.
8. Next Board meeting. – The next board meeting will be April 9th 2013 at 1:00 PM at the Starbucks Coffee shop in Timberhill Shopping Center.

Respectfully submitted,
Robert Neary, Secretary.