

# The Meadows at Timberhill Owner's Association

April 9, 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 February 5<sup>th</sup> 2013. – Robert
  - a. The minutes were **approved**.
2. Treasurer's Report – Ken
  - a. The Treasurer's report was **approved**.
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. Tax filing. – Kurt reported that the tax return has been filed.
  - c. Comcast utility pedestal straightening. – Kurt has contacted Comcast on several occasions; it appears he is just getting lip-service from the company as subsequent calls show no record of his requests and no action apparently being taken.
  - d. Rain gutter tight-lining. – The work has been completed directing roof runoff directly into gutters rather than having it spill over onto lower roofs. This mediation is an attempt to further reduce the risk of roof leaks.
  - e. Garage door framing caulking. – Kurt has received a bid from the contractor to caulk above all the garage doors. Ken suggested that other exterior envelope areas such as around windows may also be in need of caulking. Kurt will obtain a revised bid from the contractor to ascertain the costs for additional caulking.
  - f. Moss treatment. – Kurt will obtain bids for spot treatment of roof moss.

Discussion and Decision Items:

1. Defective window replacement, 2789 NW Daylily. – A **motion** was made to pay the billed cost of \$1,940 for this repair. The motion was **approved**.
2. Roof repair, 3208 NW Foxtail. – A **motion** was made to pay the billed cost of \$145 for this repair. The motion was **approved**.
3. Curb painting, striping. – A **motion** was made to accept the bid from the low bidder for this work. The motion was **approved**.
4. Bark dust application. – The board opted to defer this decision until next year.

5. Seal coating. – The board opted to defer this decision until next year.
6. Next Board meeting. – The next board meeting will be June 11<sup>th</sup> 2013 at 1:00 PM at the Starbucks Coffee shop in Timberhill Shopping Center.

Respectfully submitted,  
Robert Neary, Secretary.