

The Meadows at Timberhill Owner's Association

June 11, 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 April 9th 2013. – Robert
 - a. The minutes were **approved**.
2. Treasurer's Report – Ken
 - a. The monies borrowed from reserves are being paid back as scheduled. The Treasurer's report was **approved**.
3. ARC Review committee – WCM
 - a. Received a request from the owner of 2811 NW Morning Glory to replace their ventless fireplace with a vented model. The modification will require venting to penetrate two interior floors and through the roof. The owner is granted provisional approval; final approval is subject to the ARC receiving detailed specifications, including city permitting, from the owner's contractor.
4. Report from Willamette Community Management (WCM)
 - a. Delinquent accounts – Kurt reported that one owner is five months behind in assessments. The owner will be sent a lien letter by certified mail. The only other significant delinquency at this time remains FRH.
 - b. Curb repainting. – The work has been completed.
 - c. Various landscaping issues. – Kurt has brought to the attention of the landscape contractor areas where pruning, weeds and other issues need to be addressed.
 - d. Trailers parked in the development. – Kurt notified a few owners of trailers parked on the property in violation of the CC&R's. The trailers were subsequently removed.
 - e. Comcast and other bent or leaning utility pedestals. - Kurt finally received a response from Comcast regarding leaning cable service pedestals. Comcast is not willing to straighten these as they are not mounted in concrete footings and claim they will eventually move and lean again after righting.
 - f. HB 2823. – Kurt briefed the board of several of the changes to the operation of HOA and Community Management services enacted through the passage of this bill in the State Legislature.

Discussion and Decision Items:

1. Financial Review. – The financial review was completed by the accountant. No recommendations for any changes or adjustments were suggested.
2. Irrigation repairs, adjustments. – The board has determined that maintenance issues regarding the irrigation system fall under HOA, not owner, responsibility. A **motion** was made to approve the bid \$11,126 to the landscaping contractor to repair and adjust broken or otherwise inadequate placement of irrigation system features. The motion was **approved**.
3. General exterior building maintenance (porch railings, etc.) – The contractor hired to make a number of previous repairs conducted an in-depth assessment of potential repairs, prioritizing which repairs were of higher to lower need of attention. The board will adopt the contractor's recommendations as a form of "maintenance schedule". Items needing immediate attention will be worked on first.
4. Calking of exterior siding butt joints. – The calking of some of the joints where individual siding planks meet has shrunken or opened presenting the concern about water intrusion. The contractor could not provide a specific estimate of how much this would cost to remediate development-wide. A **motion** was made to have the contractor calk and seal up to three buildings, wherein the board will look at the cost of time and materials then make a determination whether additional buildings should be repaired at this time. The motion was **approved**.
5. Planting of ground cover to replace bark in strips between driveways. - The board reviewed the cost of this planting previously via e-mail. A **motion** was made to approve the bid of \$290 to complete the work. The motion was **approved**.
6. Roof moss treatment. – Kurt will obtain bids for this work.
7. Next Board meeting. – The next board meeting will be August 6th 2013 at 1:00 PM. This will be the board's annual "walkabout", a physical inspection of the development. We will assemble outside the residence of Ken Gibb, 2789 NW Daylily at the appointed time. Any interested residents/owners are invited to join.

Respectfully submitted,
Robert Neary, Secretary.