

# The Meadows at Timberhill Owner's Association

July 16, 2013

Sign in, Call to Order - Welcome (12:05 PM)

**Present:** President Brian B Egan, Secretary Robert Neary. Treasurer Ken Gibb and Kurt Powell of Willamette Community Management.

## Housekeeping and Report Items:

1. ARC request, internet satellite dish. – The request was approved previously via e-mail..
2. Report from Willamette Community Management (WCM)
  - a. Irrigation fixes – Kurt advised the board of changes in the irrigation system from spray to drip as landscaping plants have matured.
  - b. Irrigation/pressure issues, 2991 SS. – Kurt reported that someone had installed a pressure reducer to the water line servicing the unit. That pressure reducer has now be removed.
  - c. Comcast utility pedestals. – Kurt spoke with the City who placed him in contact with someone at Comcast. The company will correct the leaning pedestals.
  - d. Landscaping quality issues. - An owner provided Kurt with photographs of neglected or low-quality landscape issues. Kurt will follow up with the landscape contractor.
  - e. Congratulations. – The board congratulated Kurt and Beth upon the birth of their daughter earlier this month.

## Discussion and Decision Items:

1. Assessment delinquencies. – Other than the ongoing FRH collection effort by the Association's law firm, owner Residential CS is delinquent 3 months, and UMR Corvallis is delinquent 6 months. Kurt has spoken with Residential CS who stated that they will send in their assessment immediately. The board directed Kurt to contact UMR Corvallis and to send a 10-day lien filing notice. If there is no response to the 10-day notice, a lien will be filed and the account turned over to the Association's law firms for collection. The board adopted the following procedure for all delinquent accounts: 1) At 30-days, a late notice will be mailed. At 60-days a notice of the Association's intent to file a lien will be mailed. 3) At 90-days, a notice will be mailed stating the Association will file a lien and turn the account over for collection after 2 weeks.
2. Siding and window leaks at 3001 SS and 2807 MG. – The board authorized Kurt to hire a contractor to determine the extent and amount of repairs.
3. Temporary dumpster at 2811 MG. – The board previously approved via e-mail an owner request to place a dumpster in the driveway while they are conducting interior repairs and renovation.
4. Next Board meeting. – The next board meeting will be August 6<sup>th</sup> 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.