

The Meadows at Timberhill Owner's Association

August 6, 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. Also present, Mike McCormick from Tru-Green Landscaping.

The board conducted it's annual walkthrough of the development. Kurt pointed out the significant repairs to siding, window frames, flashing and calking, recently completed by the repair contractor. The board and Kurt conveyed to Mike from Tru-Green issues with the landscape maintenance needing attention and noting areas that have been completed

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on June 16th 2013. – Robert
 - a. The minutes were **approved**.
2. Treasurer's Report – Ken
 - a. Kurt had previously distributed the financials to the board via e-mail. The Treasurer's report was **approved**.
3. ARC Review committee – WCM
 - a. None
4. Report from Willamette Community Management (WCM)
 - a. Delinquent accounts – Kurt previously e-mailed the report from the V-F law firm on the status of collection of the delinquent accounts. The two other significant delinquencies have now been brought current.
 - b. Curb repainting. – The work has been completed.
 - c. Replacement groundcover between driveways; tree and shrubbery pruning. – The landscape contractor will work on the areas at issue.
 - d. Straightening Comcast damaged or leaning utility pedestals. - Done.
 - e. Building envelope repairs. – Completed. (see: Decision Items #2 below)
 - f. Moss treatment, weed killer & fertilizer. - The landscape contractor will apply these in the fall.
 - g. Trellis painting/touch-up. – Kurt will contract Fitzpatrick regarding warranty of their work, possible repainting or touch-up.
 - h. Carpenter ant infestation. – The repair contractor discovered carpenter ant infestation while repairing the siding at one unit. Kurt will contact an exterminator.

Discussion and Decision Items:

1. Approval of revised delinquency letters/procedure. – The wording was approved with changes.
2. Approval of ARMOR contracting invoice. – A **motion** was made to pay \$15,000 from reserves for the extensive siding and trim repairs required due to

construction defects and shoddy workmanship which resulted in water intrusion and rot in several buildings. Repairs include replacement of siding, trim and placing vapor barriers and flashing where these were missing. The motion was **approved**. The bill of \$15,086.17 from ARMOR Contracting of was approved for payment.

3. Bank account fee changes, change banks. – No changes need to be made at this time.
4. Request to install solar panels, need for resolution. – This is still being pursued with the V-F law firm. Kurt will attempt to get a timely response from them on this issue.
5. Fee waiver request for 3160 Morning Glory. – After reviewing the situation leading up to this delinquency, the waiver was approved for this one instance.
6. Next Board meeting. – The next board meeting will be September 13th 2013 at 1:00 PM, Starbucks at Timberhill shopping center.

Respectfully submitted,
Robert Neary, Secretary.