

The Meadows at Timberhill Owner's Association

September 19, 2013

Sign in, Call to Order - Welcome (1:00 PM)

Present: President Brian B Egan, Secretary Robert Neary. Treasurer Ken Gibb and Kurt Powell of Willamette Community Management. Also present, owner Kathy Long.

Open Forum: – (Homeowners raise concerns to the Board; Target: ½ hour max)

1. Kathy Long had questions about the dryer vent issues and whether the owners or the HOA has responsibility for maintaining the concrete block retaining wall in the back of her property. The board gave her a rundown on what the HOA has done so far regarding assessing the number of dryer vents penetrating the roofs and removing any screenings which could trap lint and block the vent. The remainder of the dryer vent issues are the responsibility of the owners. Kurt will get back to Kathy regarding her questions about the exterior retaining wall.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on August 6th, 2013. – Robert
 - a. The minutes were **approved**.
2. Treasurer's Report – Ken
 - a. Ken reported that the revenue stream was currently on target. However, the HOA is poised to be hit with several very costly repairs with respect to remediation of construction defect issues. The Treasurer's report was **approved**.
3. ARC Review committee – WCM
 - a. The request by the owner of 2783 Daylily for installation of solar panels was approved in accordance with the newly adopted Solar Panel resolution.
 - b. The request to install a screen door at 3208 Foxtail was approved previously via e-mail.
4. Report from Willamette Community Management (WCM)
 - a. Delinquent accounts – Kurt updated the status of current assessment delinquencies, none of which are significant other than the FRH delinquency which is being handled by the HOA's attorneys.
 - b. Building repairs. – Kurt reported on the status of ongoing and completed repairs to several units.
 - c. Unapproved temporary exterior wiring at 2991 Shooting Star. – This has been removed.
 - d. Replacement groundcover between driveways; tree and shrubbery pruning. – Completed.
 - e. Landscaping issues. - Most of these have been addressed.
 - f. Trellis painting/touch-up. – Kurt reported that the bolts used to construct the trellis' were rusty, but only to the extent that rust streaks effect appearance, not structural integrity. The cost to replace these is not justified at this time.

- g. Carpenter ant infestation. – The repair and treatment has been completed.
- h. Dogwood trees planted too close to front porches. – The city has been contacted regarding this. The issue is whether the trees can be located further out into the yard where the branches do not cover the porch roofs and roof gutters.

Discussion and Decision Items:

1. 2014 Budget discussion. – Due to several potentially large building and maintenance currently pending, the budget discussion will be tabled until the next board meeting.
2. Solar Panel resolution. – A **motion** was made to adopt the Solar Panel resolution. The motion was **approved**. The bill from the V-F law firm to draft the resolution was approved for payment.
3. Next Board meeting. – The next board meeting will be Tuesday, October 8th 2013 at 1:00 PM, Starbucks at Timberhill shopping center.

Respectfully submitted,
Robert Neary, Secretary.