

The Meadows at Timberhill Owner's Association

February 18, 2014

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.

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

1. Robert reported on his ongoing inquiry into whether the non-vented fireplaces are subject to a manufacturers recall. The manufacturer has not responded to further inquires. Two local gas fireplace repair contractors were contacted to request an inspection/maintenance call; both declined stating that they do not service non-vented fireplaces. The only apparently remediation is complete replacement of the appliances with vented fireplaces.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on December 4th, 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. Some inquiries have been received from owners but no requests have been officially submitted as of this date.
4. Report from Willamette Community Management (WCM)
 - a. Delinquent accounts – Kurt reported that some owners are still unaware of the surcharge implemented the first of this year. Collection efforts on the FRH accounts are continuing.
 - b. Building repairs. – Kurt reported on the status of ongoing and completed repairs to several units. Some units have had water leakage into upstairs closets resulting in soaked carpeting. Kurt had arranged for drying and dehumidifying units to be placed in these units. Renaissance Roofing has identified the source of the leaks and made repairs. Owners are reporting no further water intrusion issues. More flashing leak issues have also been identified and are being addressed.
 - c. Water intrusion, 2807 Morning Glory – X-Treme Exteriors has completed repairs. Kurt is now soliciting bids for exterior painting.
 - d. Water intrusion, 3191 Morning Glory – This may be a similar issue to that of 2807 Morning Glory. Kurt will consult with the contractors to determine if similar extensive repair efforts are appropriate in this incidence as well.
 - e. Freezing/broken water pipes. – Some owners have had broken water pipes resulting from recent excessive freezing weather. These are owner responsibility.
 - f. Porch railing repair/replacement. – Armor contracting is continuing to enact repairs as needed.

- g. Retaining walls behind Morning Glory units. – Some owners have inquired about the responsibility for maintenance of retaining walls behind their properties. The Board has previously determined that these are owner responsibility.

Discussion and Decision Items:

1. Reimbursement for web hosting costs. – A motion was made to reimburse Brian for his out-of-pocket expenses in moving the HOA web site to another hosting service. The motion was **approved**.
2. Insurance Employee Dishonesty (fidelity coverage) – A **motion** was made to increase the fidelity coverage from \$5,000 to \$50,000 to bring it more in line with other HOA coverage. The motion was **approved**.
3. Crane Fly treatment. – A **motion** was made to approve the bid submitted by the landscape contractor for Crane Fly treatment. The motion was **approved**.
4. Request for water bill reimbursement. – The property management company managing 2991 Shooting Star requested reimbursement for water costs regarding 2991 Shooting Star claiming irrigation issues with the property. The Board declined the request as responsibility for control and management of water usage is the responsibility of the owner.
5. Next Board meeting. – The next Board meeting has been scheduled for Tuesday, April 22nd 2013 at 1:00 PM, Starbucks at Timberhill shopping center.

Respectfully submitted,
Robert Neary, Secretary.