

The Meadows at Timberhill Owner's Association

April 22, 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, John Voltz, ARMOR Contracting

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

1. None.

Housekeeping and Report Items:

1. 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.
 - c. Possible ARC issue, fence on 3101 Morning Glory. – The new occupant has replaced the back patio and is in the process of making modifications to the fence. Kurt will make a second contact and attempt to obtain an ARC request.
2. Report from John Voltz, ARMOR Contracting (WCM)
 - a. John brought photographic evidence showing the extent of water intrusion damage and the scope of repair remediation which has been necessary. It is not unusual for him to uncover additional damages beyond what is initially visually evident. The main cause for concern are problem areas where the structural integrity of the building may be in question. John suggested that switching from wood-based trim to cement-based products, though initially more expensive, would go a long way in preserving the longevity of repairs. John reports that most of the rotted porch railings have been completed.

Discussion and Decision Items:

1. Roofing “cricket” repairs, 3191 MG. – A **motion** was made to approve the bid to replace sections of the roof decking and re-seal and re-roof this segment of roofing. The motion was **approved**.
2. X-Treme Exteriors, cost of window replacement. – A **motion** was made to pay for the replacement cost of a window at 3191 which appears to have been improperly installed. Though generally the maintenance and repair of windows is an owner responsibility, this appeared to be a construction defect similar to other defects the HOA has been addressing. The motion was **approved**.
3. Gutter cleaning and moss removal. – The Board opted to look at this issue again in the Fall and asked Kurt to obtain updated bids.

4. Painting following repairs on Morning Glory. – A **motion** was made to approve the bid to repaint the expanse of siding following the repairs made by X-Treme Exteriors. The motion was **approved**.
5. Seal coating. – The board will inspect the pavement condition and make a decision on this later in the Summer.
6. Shrubbery and plantings replacement. – Due to the harsh Winter conditions, a significant amount of shrubbery and plants have died and are in need of replacement. Kurt is in the process of obtaining bids. Decisions regard replacement of bark dust will follow replacement of the plantings.
7. Board position opening. – Ken will need to resign from the Board upon closing of the sale of his residence. Kurt will send out solicitation to the owners inquiring about interest of serving on the Board.
8. Next Board meeting. – The next Board meeting has been scheduled for Tuesday, June 17th, 2013 at 1:00 PM, Starbucks at Timberhill shopping center.

Respectfully submitted,
Robert Neary, Secretary.