

The Meadows at Timberhill Owner's Association

June 10th 2014

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

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

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

1. N/A.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on April 22nd 2014. – Robert
 - a. The minutes were **approved**.
2. Treasurer's Report –
 - a. Robert will take over the Treasurer's position until the vacancy on the board due to Ken Gibb's resignation can be filled.
3. ARC Review committee – WCM
 - a. 3101 Morning Glory – A concrete porch and landscaping has been constructed in the back yard without the owner submitting an ARC request. Kurt is pursuing and will contact the City to determine if a permit was required and/or filed for the work. The owner has been sent a notice via Certified Mail to complete an ARC request.
 - b. 2807 Morning Glory – A request to build a backyard deck was approved via e-mail.
 - c. 2991 Morning Glory – A request to vent kitchen exhaust to outside the building was approved via e-mail.
4. Report from Willamette Community Management (WCM)
 - a. Building repairs. – Kurt reported on the status of ongoing and completed repairs to several units. ARMOR has started work on siding repairs to be addressed by the special assessment enacted this year. Kurt will ask John Voltz to document his work on a spreadsheet so costs per building unit can be tracked.
 - b. Trash cans left out, 2897 Daylily. – Kurt will discuss the issue with the property manager for that rental and report back to the board.
 - c. Winter kill plant replacement. – Plant replacement is currently in process by the landscape contractor.
 - d. Water intrusion, roof "cricket." – The roofing contractor has found that decking under some of the roof structures needs to be replaced. Kurt will work with the contractor and monitor progress.

Discussion and Decision Items:

1. Financial Review. – The board approved having Stover-Nyhart conduct the financial review again this year.

2. Bark mulch. – A **motion** was made to approve the bid from The Bark Place for bark mulch placement. The motion was **approved**.
3. Seal Coating. – A **motion** was made to approve the bid submitted by the contractor for asphalt seal coating. The motion was **approved**.
4. Request for water bill reimbursement. – The property management company managing 2887 Daylily has requested reimbursement for water bill costs. 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, August 12th 2014 at 1:00 PM. This will be the annual “walkabout” inspection tour of the development. Interested parties can meet in front of 2879 NW Daylily at the appointed time.

Respectfully submitted,
Robert Neary, Secretary.