

The Meadows at Timberhill Owner's Association

August 12th 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 and one owner.

This meeting consisted of the annual physical inspection (Walkabout) of the development property.

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. N/A.
2. Treasurer's Report –
 - a. N/A.
3. ARC Review committee – WCM
 - a. 3101 Morning Glory – The Board made a physical inspection of the property, The ARC request was approved.
4. Report from Willamette Community Management (WCM)
 - a. Building repairs. – The Board physically inspected work being completed by ARMOR Contracting. John Voltz outlined specific repair issues and remediation his crew is performing to ensure better envelope and structural integrity. During the walk-through, the Board discovered other areas with apparently rotted trim and possibly headers over the garage opening of some units. These will be directed to ARMOR for repair.
 - b. Winter kill plant replacement. – Completed.
 - c. Seal coating. – The seal coating has been delayed slightly to be done during a warm and dry day.

Discussion and Decision Items:

1. Trash cans out, 2879 Daylily. – The Board was made aware that Republic Services (garbage disposal) has made special arrangements with this owner to accommodate pick up of trash and recycling due to special needs regarding physical disability. In view of the mitigating circumstances revolving around potential ADA issues, a **motion** was made to exempt this owner from the requirements under the CC&Rs to keep trash and recycling containers out of sight. The motion was **approved**.
2. The Board received a request for reimbursement of an owner's water bill in the amount of \$32 to cover the cost of water used by ARMOR in pressure washing

their porch railing during repairs. The Board denied the request as the amount of water consumed for pressure washing is miniscule.

3. Next Board meeting. – TBA

Respectfully submitted,
Robert Neary, Secretary.