

The Meadows at Timberhill Owner's Association

October 14th 2014

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

Present: President Brian B Egan, Secretary Robert Neary and Kurt and Beth Powell of Willamette Community Management and one owner. Contractor John Voltz of ARMOR Contracting was present.

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 September 24th 2014. – Robert
 - a. Approved as published on the web site.
2. Treasurer's Report – Robert
 - a. Bank accounts for the statement period ending August 31st show all funds in order.
3. ARC Review committee – WCM
 - a. 2807 Morning Glory – The ARC request for a replacement fireplace was approved via e-mail.
 - b. 3208 Foxtail – The ARC request for a replacement fireplace was approved via e-mail.
4. John Voltz, ARMOR Contracting
 - a. Building repairs. – John has completed repairs on 23 of the 28 total buildings in the development. The substantial amount of repairs are a direct result of poor workmanship, construction defects created the time of initial construction of the development. Improperly installed flashing, trim, calking, roofing and similar defects have caused water intrusion into roof decking and sheathing behind the exterior siding. Additionally water intrusion due to improper construction techniques have allowed dry rot to develop in the headers over garage door openings. This defect poses a significant threat to the structural integrity of the buildings as this header supports the weight of the second floors above. Variances in the extent of damage determine whether the garage door header can be repaired in place or requires complete replacement. John has re-engineered a double-flashing system which prevents further intrusion. John stresses that these issues must not be ignored as they will only worsen if not repaired. ARMOR will continue to work through the winter months.

Discussion and Decision Items:

1. 2015 Annual Budget. – The Board approved the budget for next year. A copy of the budget will be sent to the owners in the announcement notice for the Annual Owner's meeting.

2. Next Board meeting. – November 18th 2014 at the Timberhill Starbucks. The Annual Owner's meeting will be Thursday December 4th 2014 at 7:00 PM at the Northwest Hills Community Church on Walnut Blvd.

Respectfully submitted,
Robert Neary, Secretary.