

The Meadows at Timberhill Owner's Association

January 12, 2015

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

Minutes for Annual Homeowner's Meeting

1. Sign in, call to order, welcome. (Timberhill Athletic Club 7:00 PM)
2. Open Forum: 1/2 hour maximum for owner/resident comments. –.
3. Confirm a Quorum is present. – Roll call was taken; a count of members present and proxies submitted carried over from the December 4th meeting totaled 22. A Quorum being present.
4. Elect Board member. – Ann Dyer was nominated for the board position vacated by Ken Gibb who had resigned. Ann was unanimously elected to the board.

Adjourn.

Minutes for Regular Monthly Meeting

1. Selection of board officers. – Brian will remain as President, Robert will remain as Secretary, incoming board member Ann Dyer will act as treasurer.
2. Executive Session. – The board met in Executive Session via telephone conference to discuss ongoing issues with the Association's legal counsel.
3. Report by WCM –
 - a. Kurt had distributed to the board members via e-mail correspondence from Stutzman Landscape Services offering to take up services being discontinued by the TruGreen which is closing down services in our area. The board opted to accept the transition offer from Stutzman.
 - b. Water leak, 3006/3008 Morning Glory. – The contractor has found a tear in the roofing cricket between these two units which has caused water damage to the interior walls and carpets. Kurt is already proceeding with having repairs and remediation completed on the roof and within both units.
 - c. Assessment delinquencies. – There are no remarkable delinquencies to report at this time.
4. Confirmation of next regular Board meeting date. – To be announced sometime during March 2015.
5. Adjourn. 7:35 PM).

Respectfully submitted,
Robert Neary, Secretary.