

The Meadows at Timberhill Owner's Association

October 6th 2015

Sign in, Call to Order - Welcome (4:42 PM)

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

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

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on August 6th 2015. – Robert
 - a. The minutes were **approved**.
2. Approve the Treasurer's report. – Ann
 - a. The Treasurer's report was **approved**.
3. ARC request – 3196 NW Morning Glory, request for replacing the fireplace with a model vented to the outside. **Approved**.
4. ARC request – 3106 NW Morning Glory, request for an external antenna. **Approved**
5. ARC request – 2876 NW Daylily, request for safety treading to be installed on the surface of the concrete driveway. **Approved**
6. Report from Willamette Community Management. – Kurt
 - a. Two owners are 90 days past due on their assessments. Kurt will begin the lien process against these owners.
 - b. Damage to a roof exhaust vent at 3191 NW Morning Glory was apparently done by a contractor working on another roof issue. Kurt will contact that contractor to repair the damage.
 - c. Irrigation shut down for winger will occur on October 15th.

Discussion and Decision Items:

1. Kurt provided bids for removing narrow strips of lawn between some buildings and replacing these with bark. The intention is to reduce the amount of lawn maintenance and irrigation is difficult patches within the development. Due to other building maintenance costs, the expenditure is not justified at this time.
2. The cost to have the landscape contractor apply Crane Fly treatment was **approved**. The cost to provide aeration was not approved.
3. The billing from ARMOR for garage header repairs was **approved**.
4. The billing from Three Strands for trellis repairs was **approved**.
5. The billing from PureClean for water damage at 3006 NW Morning Glory due to a leaking roof cricket was **approved**.
6. Request for water bill reimbursement from the property manager at 3154 Shooting Star. There is no evidence that the water usage falls within Association responsibility; the request was **denied**.

7. Request to pay for interior water damage repairs at 2789 NW Daylily. The causes for the water damage did not originate from areas of the building for which the Association is responsible; the request was **denied**.
8. Budget discussion – The budget is running a deficit due to the extensive amount of building repairs required in recent years. However most of those repairs have been completed, the surcharge in place is scheduled to be paid off 2018. The decision was made to not increase assessments for 2016. The line items of the budget will be reviewed by the board via e-mail and finalized at the Annual Owners meeting.
9. The next Board meeting will be held following the Annual Owners Meeting scheduled for Wednesday, December 2nd 2015 at 7:00 PM location to be announced.

Adjournment at 6:10 PM

Respectfully submitted,
Robert Neary, Secretary.