

The Meadows at Timberhill Owner's Association

December 2, 2015

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

Minutes for Annual Homeowner's Meeting

1. Sign in, call to order, welcome. (NW Hills community church 7:00 PM)
2. Open Forum: 1/2 hour maximum for owner/resident comments. Brian explained the purpose and duties of the board of directors and gave an update of the repairs and budget situation.
3. Confirm a Quorum is present. – Roll call was taken; a count of members present and proxies totaled 28. A Quorum being present.
4. Elect Board member. – Ann Dyer was nominated for the board. Ann was unanimously elected to the board.

Adjourn. 7:32 PM

Minutes for Regular Monthly Meeting

1. Selection of board officers. – Ann Dyer will act as treasurer.
2. Approve Minutes from the Board meeting on October 6th 2015. – Robert
 - a. The minutes were **approved**.
3. Approve the Treasurer's report. – Ann
 - a. The Treasurer's report was **approved**.
4. ARC request – 3196 NW Morning Glory, request for a replacement vented fireplace. **Approved**
5. Report by WCM –
 - a. Kurt had received a request from an owner to pay for pest control from an owner through their property manager. The board determined that this was not a responsibility of the Association. The request was **not approved**.
 - b. Kurt reported on the progress of building repairs by ARMOR. Only essential (emergency) repairs are being authorized at this time.
 - c. Assessment delinquencies. – There are no remarkable delinquencies to report at this time.
 - d. Kurt had distributed information about the Chip Ross Park fire victim-offender mediation. Brian provided the contact information for the mediator should any owners be interesting in pursuing.
6. Confirmation of next regular Board meeting date. – To be announced sometime during February 11th 2016 at the Timberhill Athletic club conference room.
7. Adjourn. 8:05 PM).

Respectfully submitted,
Robert Neary, Secretary.