

The Meadows at Timberhill Owner's Association

May 12th 2016

Sign in, Call to Order - Welcome (4:02 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 February 11th 2016. – Robert
 - a. The minutes were **approved**.
2. Approve the Treasurer's report. – Ann
 - a. The Treasurer's report was **approved**.
3. ARC request
 - a. Retaining wall, 2811 Morning Glory. – No further request or ARC submitted
 - b. Solar attic fan, 2811 Morning Glory. – Approved via e-mail.
 - c. Plant replacement by owner, 3005 Shooting Star – Approved via e-mail; the Board to approve of the species and size of plants. Owner will purchase the plants and is responsible for pruning and maintenance.
4. Report from Willamette Community Management. – Kurt
 - a. Assessment delinquencies. – No liens currently need to be filed at this time.
 - b. Financial Review. – Recommendation for Schwindt to do the financial review.
 - c. Flashing replacement, 2979 Morning Glory. – The owner requested to have ARMOR inspect the window flashing for potential problems and possibly replacement. The Board approved the cost of replacing the flashing as a proactive measure in preventing future damage issues.
 - d. Vehicle in disrepair. – Kurt contacted the owner and the vehicle was removed.

Discussion and Decision Items:

1. Owner request for reimbursement of water bill. – The Board found no evidence that the claim of excessive water usage could be attributed to any functions for which the Association has responsibility. Any number of other factors occurring within the building for which the Association has no control could account for such water usage. Kurt will have the landscaper check the irrigation system at this address. The request was denied.
2. Weed issues around the community. – Kurt has been in contact with the landscape contractor regarding standing weeds. He will convey to the contractor that the

- Board is not satisfied with the current weed abatement process. Robert offered to write a letter of complaint to the contractor.
3. Landscape drainage issue, 2999 Morning Glory. – Kurt will obtain bids from contractors and determine the best methodology for draining a low spot near the porch of this property.
 4. Significant leak, interior and structural damage, 2861 Daylily. – ARMOR has had to bring in a structural engineer to determine if any of the supporting structure has been compromised. There is also mold abatement and sheetrock repair. Kurt is working with the owner and ARMOR to repair the roof and wall damages.
 5. Hazard Insurance premium. – The premium has increased. The Board agreed to continue the coverage with Farmers again this year.
 6. Crane Fly and aeration proposal. – The board approved Crane Fly treatment only.
 7. The next Board meeting is scheduled for Wednesday, June 9^h 2016 at 4:00 PM, Timberhill Athletic Club conference room.

Adjournment at 5:02 PM

Respectfully submitted,
Robert Neary, Secretary.