

# The Meadows at Timberhill Owner's Association

June 9<sup>th</sup> 2016

Sign in, Call to Order - Welcome (4:22 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 May 12<sup>th</sup> 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. None.
4. Report from Willamette Community Management. – Kurt
  - a. Assessment delinquencies. – No liens currently need to be filed at this time.
  - b. Financial Review. – Currently in process.
  - c. WCM received a request from an owner to remove two Mugo Pines from the front yard landscaping. The board approved the request with a cost ceiling not to exceed \$400.

## Discussion and Decision Items:

1. Owner request for reimbursement of water bill. – The Board reconsidered the original request for reimbursement of excess water usage. Allegedly the irrigation timer was set incorrectly and an exterior faucet bib had been dripping/leaking. Both issues fall within the responsibility of the owner. The Board reaffirmed the finding that water usage could not be attributed to any functions for which the Association has responsibility.
2. Weed issues around the community. – Kurt reported that the landscaper has acted to treat broadleaf weeds in the turf and removed weeds from the planting beds.
3. Landscape drainage issue, 2999 Morning Glory. – Kurt has received a report from the contractor for the extent of work required and is awaiting computation of the bid. Kurt will e-mail that figure to the Board when received.
4. Catch basin weeds – An owner has expressed concern about the overgrowth of weeds, specifically cattails, in the catch basin between NW 29<sup>th</sup> and Huckleberry. There are several overlapping jurisdictions regarding the maintenance and administration of the catch basin. Brian will add an explanation of the jurisdiction of responsibilities to the Meadows web site encyclopedia.
5. Request for building painting. – An owner has expressed concern regarding the appearance of exterior paint condition on their building. The development was

- completely painted in 2009, however since that time some removal and replacement of exterior siding has taken place as a result of recent extensive structural remediation. The Board will physically inspect the development in August and will make note of any buildings which may require repainting.
6. Property manager request for rodent extermination reimbursement. – Pest control for individual properties is the responsibility of individual owners. The assertion that access between individual units via the crawl spaces under the units, and therefore is the responsibility of the Association, is in error. Each unit has its own foundation and attic walls that completely enclose and isolate that property from adjacent units. Robert will respond to the property manager's letter with an explanation.
  7. The next Board meeting is scheduled for Thursday, August 11<sup>th</sup> 2016 at 4:00 PM, meet at the development for the annual "walkabout" physical inspection of the development.

Adjournment at 5:13 PM

Respectfully submitted,  
Robert Neary, Secretary.

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