

The Meadows at Timberhill Owner's Association

October 20th 2016

Sign in, Call to Order - Welcome (4:07 PM)

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

Open Forum: – Bill Schaub and Ann Johnson attended representing owner Kanhryn Schaub regarding questions concerning cracking and settling of the porch and damage to the trellis at 2973 Morning Glory. The discussion clarified which elements were the responsibility of the Association and which were owner responsibility.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on August 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. None.
4. Report from Willamette Community Management. – Kurt
 - a. Assessment delinquencies. – No significant delinquencies at this time.
 - b. Reserve study. – Completed.
 - c. Kurt has been in contact with the City of Corvallis arborist regarding a tree which has overgrown and is damaging the driveway. The tree will need to be removed and a replaced. Kurt will obtain bids for the tree removal.
 - d. Kurt had the roofing contractor conduct some minor leak repairs which included replacing some of the boots around roof vents.

Discussion and Decision Items:

1. Painting of selected buildings. – Kurt has received two bids from painting contractors to repaint some of the buildings showing significant weathering of the paint. The Board approved the lower of the two bids to get the project on the contractor's schedule. Paint colors will need to be decided before work progresses.
2. Trellises, rust stains and condition. – The Board decided to begin replacing the trellises over a five-year span. Kurt will obtain recommendations for specifications from ARMOR who has worked on these in the past. Trellises needing immediate attention will be selectively replaced first.
3. Landscape contractor. – Kurt will begin obtaining bids from selected licensed contractors. 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 – Kurt has not received a response from the City of Corvallis as of this date.
5. The next Board meeting is scheduled for Thursday, November 17th 2016 at 4:00 PM, at the Timberhill Athletic Club. The Annual Owners Meeting is scheduled for Thursday, December 7th at 7:00 PM at the Timberhill Athletic Club.

Adjournment at 5:34 PM

Respectfully submitted,
Robert Neary, Secretary.

each unit has its own foundation and attic walls that completely enclose and isolate that property