

# The Meadows at Timberhill Owner's Association

November 17<sup>th</sup> 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: – None.

## Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on October 20<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. – One delinquency is over 90 days. Kurt will attempt to make contact with the owner and/or file a lien against the property.
  - b. Kurt briefed the board regarding construction details of repair/replacement of the trellis project.

## Discussion and Decision Items:

1. Painting of selected buildings. – Painting has already started, one building has been completed. The board approved the color and authorized pay-as-you-go payments for buildings as they are completed..
2. Review landscape contractor bids. – The Board decided to accept the contract with Green Garden Landscaping.
3. Earthquake insurance. – Kurt will obtain and estimate for earthquake insurance rider to the Association's existing hazard insurance. The board will present the information to the owners in the announcement of the Annual Owner's Meeting and request comments and opinions from interested owners.
4. Catch basin weeds – Kurt has not received a response from the City of Corvallis as of this date.
5. Annual Budget for 2017. – The board approved the budget for next year as drafted.
6. The Annual Owners Meeting is scheduled for Thursday, December 7<sup>th</sup> at 7:00 PM at the Northwest Hills Community Church (unconfirmed).

Adjournment at 4:46 PM

Respectfully submitted,  
Robert Neary, Secretary.