

The Meadows at Timberhill Owner's Association

December 7, 2016

Present: Secretary Robert Neary, Treasurer Ann Dyer, Kurt Powell of Willamette Community Management. President Brian B Egan was unable to attend. Two owners were present.

Minutes for Annual Homeowner's Meeting

1. Sign in, call to order, welcome. (7:01 PM)
2. Confirm a Quorum is present. – Roll call was taken; a count of members present and proxies was taken. **A minimum of 20 owners being required, a quorum was NOT confirmed. The Annual Meeting will be rescheduled at another date and time.**

Minutes for Regular Monthly Meeting

1. Open Forum: One owner expressed concerns about the timing of exterior painting due to weather and moisture conditions. This owner also expressed concerns about the landscape contractor and presented photos of lawns damaged by landscaping equipment. The owner was informed that the contract with this landscaper has been discontinued and a new landscape contractor will begin after the first of the year.
2. Approve Minutes from the Board meeting on November 17th 2016. – Robert
 - a. The minutes were **approved**.
3. Approve the Treasurer's report. – Ann
 - a. The Treasurer's report was **approved**.
4. ARC requests. – None
5. Report from Willamette Community Management. – Kurt
 - a. Assessment delinquencies. – One delinquency is over 90 days. Kurt has made contact with this owner and arrangements for payment are in process.
 - b. Trellis repair/replacement project. – Repair/replacement of one of the trellis' is currently in process.

Discussion and Decision Items:

1. Damaged shingles discovered by painting landscaper. – Kurt is having ARMOR contracting replace individual shingles where necessary.

2. Earthquake insurance. – Kurt has obtained some estimates for earthquake insurance rider to the Association's existing hazard insurance. The board will need to further discuss the options regarding cost, deductibles and overall risks versus benefits prior to making a decision. Further discussion was deferred until the next board meeting.
3. Catch basin weeds – Kurt has not received a response from the City of Corvallis as of this date.
4. The Annual Owners Meeting will need to be reconvened. The date of this and the next board meeting to be announced.

Respectfully submitted,
Robert Neary, Secretary.