

The Meadows at Timberhill 2016 Owner's Association

January 16, 2017

Present: President Brian B Egan Secretary Robert Neary, Treasurer Ann Dyer, Kurt Powell of Willamette Community Management. One owner were present.

Minutes for Annual Homeowner's Meeting

1. Sign in, call to order, welcome. (4:24 PM)
2. Confirm a Quorum is present. – Roll call was taken; a count of members present and proxies was taken. **A quorum was confirmed.**
3. Elect board member. – Brian Egan's position was open. The Board nominated Brian for another term. Brian was elected to the position unanimously.

Minutes for Regular Monthly Meeting

1. Open Forum: None
2. Approve Minutes from the Board meeting on December 7th 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. – No significant delinquencies to report.
 - b. Termite repair. – One owner who was having other work done on her unit found some minor termite damage around the outside garage door. The owner had the contractor effect repairs and is asking for reimbursement for that cost. The reimbursement was approved.
 - c. Painting. – Painting of specific buildings with significantly worn paint is progressing.
 - d. Roof leaks. – The contractor doing other work on the development uncovered a roof leak which needs immediate attention. (See Discussion and Decision Items).

Discussion and Decision Items:

1. Roofing ware and potential failure. – The latest roof leak has brought attention of the Board that the roofing is showing signs of potential failure prior to it's scheduled replacement. The Board authorized Kurt to obtain bids for replacement of the entire roof of the affected building. The Board will discuss at a future

- meeting a plan for updating a roof replacement schedule for the development over subsequent years. Kurt was requested to contact a roofing contractor to conduct an assessment of the current roofing condition for the remaining buildings.
2. Earthquake insurance. – Kurt has obtained one estimate 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. The Board decided to defer making a decision on this issue until the more immediate potential of major roofing repair/replacement costs can be assessed.
 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 next Board meeting will be Thursday, March 16th 2017 at the Timberhill Athletic Club Beaver conference room.

Respectfully submitted,
Robert Neary, Secretary.