

The Meadows at Timberhill Owner's Association

March 16th 2017

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 January 16th 2017. – 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 delinquencies over 60 days.
 - b. Stutzman has completed inspections of all roofs in the development. They have identified three additional roofs, in addition to the one needing immediate repair, which they recommend should be replaced this year.
 - c. Painting has been completed on the three dark buildings showing paint wear.
 - d. Repainting of the trellis' has been postponed.

Discussion and Decision Items:

1. Roofing repairs of selected buildings. – Per the report by Stutzman above, the board approved awarding a contractor to reroof the four buildings showing the most need of imminent repair. The board will extend reroofing to selected buildings over the next few years to spread out the cost. Kurt will prepare a visual schedule identifying which buildings will have roofs replaced of the ensuing years. The schedule will be posted to the web site.
2. Reseeding – The Board accepted the bid from the landscape contractor to begin reseeding necessary areas.
3. Earthquake insurance. – Kurt has obtained some bids for earthquake insurance. Providing this additional insurance coverage will require an increase in assessments. Kurt will e-mail the owners at large with this information to determine owner desirability on providing this coverage. The board will defer this decision until response from the owners is 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, June 15th 4:00 PM at the Timberhill Athletic Club conference room.

Adjournment at 5:12 PM

Respectfully submitted, Robert Neary, Secretary.