

The Meadows at Timberhill Owner's Association

June 15th 2017

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

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

Open Forum: – None.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on March 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. – One delinquency over 60 days. Kurt usually eventually receives payment from this owner.
 - b. Repairs to the building envelope have been completed at 3157 Morning Glory.
 - c. The Financial Review has been completed by the accountant and presented to the board for signature.
 - d. The City has not yet taken action to clear out the catch pond on Tract A. Kurt will contact the City again.

Discussion and Decision Items:

1. Roofing repairs of selected buildings. – Kurt prepared a visual schedule identifying which buildings will have roofs replaced of the ensuing years. The schedule will be posted to the web site.
2. Trellis repair. – The Board discussed several options for repairing the trellis' at the least amount of expense. Kurt will contact some contractors about the feasibility of cutting off the existing bolts and replacing them with either galvanized or stainless steel. Depending on the outcome of this trial, a decision will be made regarding pursuing the remaining trellis'.
3. Earthquake insurance. – Kurt received responses from his polling of the owners. Only 22 owners responded: 10 thought the HOA should pursue earthquake insurance, 9 thought the HOA should not. The remaining comments were requests for further information. Kurt will contact our insurance agent and invite him to attend the next board meeting to consult with the board to assist in finalizing a decision.
4. The next board meeting is scheduled for Thursday, August 10th 4:00 PM "starting" at the Timberhill Athletic Club conference room and will then move to the annual board "walkthrough" inspection of the development.

Adjournment at 5:40 PM

Respectfully submitted, Robert Neary, Secretary.