

The Meadows at Timberhill Owner's Association

August 10th 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. – The annual “walkabout” physical inspection of the development was postponed to the next Board meeting due to excessively high outdoor temperature.

Open Forum: – None.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on June 15th 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. – All delinquencies are current.
 - b. Trellis repair. – Repairs to two of the trellis' have been completed though the contractor has not billed for the work yet. The Board will wait to determine the costs of these prior to approving further work on the remaining trellis'.
 - c. Reroofing. – The reroofing of selected buildings on the reroofing schedule spanning the next few years will begin in September.
 - d. Tract A. – 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. Earthquake insurance. – Julene Tudor of Schroff Tudor Farmers Insurance gave a presentation of the risks to the development should the area experience a significant earthquake. It is estimated that there is a 20% chance of the area experiencing a category 7 to 9 degree earthquake within 50 years. Discussed were the extent of potential coverage, deductibles, and premium costs. The Board will take this information under advisement during consideration of the annual budget for 2019.
2. The next board meeting is scheduled for Thursday, October 12th 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.