

The Meadows at Timberhill Owner's Association

October 12th 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 August 10th 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. – Two delinquencies, Kurt is following up.
 - 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. – Reroofing of the 2017 scheduled buildings has been completed.
 - d. Backflow testing – Several owners have received notices from the city regarding delinquent backflow testing. Kurt has spoken with the city, our contractor is currently performing the backflow testing.
 - e. Tract A. – The City has not yet taken action to clear out the catch pond on Tract A.

Discussion and Decision Items:

1. Earthquake insurance. – A **motion** was made to approved the purchase of additional earthquake insurance coverage effective January 1, 2018. The motion was **approved**.
2. 2018 budget. – A **motion** was made to approve the budget for 2018. Assessments will remain unchanged. The motion was **approved**.
3. The Annual Owners meeting is scheduled for Tuesday, December 5th at 7:00 PM at the Timberhill Athletic Club conference room. A board meeting will follow.

Adjournment at 5:15 PM

Respectfully submitted, Robert Neary, Secretary.