

# The Meadows at Timberhill 2017 Owner's Association

December 5, 2017

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

## Minutes for Annual Homeowner's Meeting

1. Sign in, call to order, welcome. (7:00 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. A brief explanation was presented to the owners present regarding the purpose and functions of the Board of Directors. Additionally a briefing was presented regarding the current state of the development and plans for future maintenance and improvements.
4. The minutes from the January 16, 2017 Annual Owners meeting were approved by the owners present as published on the HOA web site.
5. Treasurer Ann Dyer briefed the owners regarding the 2018 budget. The treasurer's report was approved by the owners present. Assessments will remain at the current level and are sufficient to cover the costs of purchasing earthquake insurance for the development and pay for the scheduled re-roofing plan.
6. Elect board member. – Robert Neary's position was open. Nominations were open to the floor. The owners nominated Robert for another term. Robert was elected to the position unanimously.

## Minutes for Regular Monthly Meeting

1. Open Forum: None
2. Approve Minutes from the Board meeting on October 12<sup>th</sup> 2017. – 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. – One delinquency now requires placement of a lien. Kurt does not need to seek board approval to file liens against delinquent owners.
  - b. Status of re-roofing. – Four of the buildings scheduled for 2017 have been completed. The next phase of the re-roofing project is scheduled for 2019.

- c. Trellis repairs. – Replacement of the rusted bolts with stainless bolts and painting has been completed on two trellis' at a cost of \$500 each. Sufficient reserves are in the budget for trellis maintenance to proceed with repair of all the remaining trellis'.

Discussion and Decision Items:

1. The next Board meeting will be Tuesday, March 6<sup>th</sup> 2018 at 4:00 PM at the Timberhill Athletic Club Beaver conference room.

Respectfully submitted,  
Robert Neary, Secretary.