

The Meadows at Timberhill Owner's Association

July 10th 2018

Sign in, Call to Order - Welcome (4:05 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 May 8th 2018. – 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 owners are current on their assessments.
 - b. Trellis painting. – Bids were approved and a contract was awarded to begin painting of the trellis'.
 - c. Financial Review. – The financial review has been completed but not yet delivered to the board.
 - d. Detention pond status. – A complex association of neighboring associations and the City are responsible for maintenance of different aspects of the detention pond described as Tract A. An owner levied a complaint that toxic substances were used while maintaining this detention pond potentially effecting water quality. The complaint was forwarded on to the City for further action.

Discussion and Decision Items:

1. Trellis painting. – Bids were reviewed and a contract was awarded to begin painting of the trellis'.
2. Association standing regarding disputes between residents/owners/tenants. – Kurt has received inquiries regarding dispute issues arising between owners/residents/tenants. Actions available to the Association are limited to those empowered to the Board through the CC&Rs. On the occasion where such issues arise, Kurt will recommend other courses of resolution such as having the parties involved communicate directly with one another or suggest their entering into professional mediation services available to the public.
3. The next board meeting is scheduled for Tuesday, September 4th 2018 at 4:00 PM at the Timberhill Athletic Club conference room.

Adjournment at 5:10 PM

Respectfully submitted, Robert Neary, Secretary.