

MINUTES

MEADOWRIDGE AT TIMBERHILL ANNUAL MEETING - February 11th 2014

The Annual Meeting of the Meadowridge at Timberhill Homeowners Association was convened at Timberhill Athletic Club at 2855 Northwest 29th St in Corvallis OR at 6:41pm by President Marshall Brooks. Directors Marshall Brooks, Jerry Graham, Joan Thomas, Sugat Patel, and John Fagan were present. Kurt Powell, Willamette Community Management was also present. 19 owners were present in person or by proxy. The quorum requirement for Meadowridge at Timberhill is 20% of 93 owners, or 19 owners.

The Membership **APPROVED** the minutes from February 10th 2013.

The Membership **ELECTED** Marshall Brooks, Joan Thomas, Sugat Patel, John Fagan, and Lon McQuillan to the Board of Directors by unanimous consent.

The annual meeting adjourned at 6:49pm.

MINUTES

MEADOWRIDGE AT TIMBERHILL BOARD MEETING - February 11th 2014

The Board Meeting of the Meadowridge at Timberhill Homeowners Association was convened at Timberhill Athletic Club at 2855 Northwest 29th St in Corvallis OR at 6:50pm by Board member Marshall Brooks. Directors Marshall Brooks, Lon McQuillan, Joan Thomas, Sugat Patel, and John Fagan were present. Kurt Powell, Willamette Community Management was also present. 7 owners were also present.

The Board **APPROVED** the minutes from December 10th 2013.

The Board **APPOINTED** Marshall Brooks to be President, John Fagan to be Treasurer, and Lon McQuillan to be Secretary.

WCM presented a map to the Board showing storm drain locations in common areas and noted which drains are maintained by the City of Corvallis and which ones are maintained by Meadowridge at Timberhill. WCM also shared one proposal for drain cleanouts. The Board **APPROVED** a request to ask WCM to document the drains on private streets and private drives and determine which drains are maintained by the City, which ones are maintained by adjacent owners, and which ones are maintained by the Meadowridge at Timberhill HOA.

WCM gave a report on two hazardous trees that were removed in the recent days that had already fallen down on common areas due to the snow storm.

The Board **APPROVED** to continue with the Farmer's Insurance Policy that renews on Feb 16th 2014.

The Board **APPROVED** to have a moss and cranefly treatment done for all of the common turf areas.

One owner in Meadowridge at Timberhill expressed interest in paying their bills online or with a debit card. WCM described some of the charges the HOA would expect to pay at this time if they wished to receive money in those ways. The Board at this time did not wish to enter into any contracts to receive payments online.

The landscape bushes along lot 30 were removed as planned.

One owner asked WCM to re-deposit their check that had bounced at the bank as NSF.

WCM distributed to the Board a draft document for cut and fill banks in the neighborhood. The Board will review this document at a later date.

Treasurer John Fagan gave a short report of the financial information from 2013 to the owners present and requested the Board review the maintenance items in the budget at a future date.

The meeting adjourned at 7:25pm.

DRAFT