

# MINUTES

## MEADOWRIDGE AT TIMBERHILL BOARD MEETING – June 4th 2015

The Board Meeting of the Meadowridge at Timberhill Homeowners Association was convened at the home of Marshall Brooks at 4443 NW Honeysuckle Pl. Corvallis OR at 7:00pm by Board member Marshall Brooks. Directors Marshall Brooks, Lon McQuillan, Joan Thomas, Bill Buckley, and Sugat Patel were present. 2 owners were also present.

The Board **APPROVED** a motion to have WCM authorize Stutzman repair of all damaged items of existing irrigation system that is currently resulting in water loss. Kirk to evaluate repair items and pick those that meet the prior sentence requirements. Total cost of repairs not to exceed \$500.

The Board **APPROVED** a motion to add one monthly cut to Tract I (oak tree) to Stutzman contract.

The Board **APPROVED** a motion to have WCM discuss with Stutzman deficiencies and withhold 2 weeks of payment if deficiencies are not met within 2 weeks. Deficiencies include but are not limited to;

- a. missing the mowing 10 feet into the common areas as required by the contract between lots 50 and 51 as well as the majority of the areas on Honeysuckle and Kinglet.
- b. missed mowing the lower half of tract K when they did their last field mowing service.
- c. Additionally, the triangle common area on Arrowood and 29th still has tall unwanted grass .
- d. Assess whether fertilizing has been performed as stated in the contract.

If re-landscaping of irrigated portions of common space currently as lawn is allowable by the City of Corvallis, the Board **APPROVED** a motion to have WCM obtain bids to re-landscape entire irrigated common space to an eco-friendly design. Considerations include bark dusting with minimal planting, bouldering and installation of a drip irrigation.

The Board **APPROVED** a motion to assess fines on all vacant lots not meeting landscape requirements by the covenants. WCM will contact the City of Corvallis to discuss measures the city can perform to enforce city rules.

The Board **APPROVED** a motion to give a warning to all built lots not meeting landscape requirements in the CCR. Built lots not appearing to meet requirements include lot 74,77 and 32. If not corrected in 2 weeks after written notification of noncompliance, fines are to assessed per CCR stipulation.

The meeting adjourned at 8:08pm.