

Meadowridge at Timberhill Homeowners Association
Board Meeting
January 24 2012

Board Members Present:

Marshall Brooks (Board President), John Fagan (Treasurer), Rafael Miranda (Secretary) and Maureen Tesch.

Absent Board Members: Ann Kimerling

Call to Order:

Marshall Brooks, President, HOA Board of Directors called the meeting to order at 7:05 pm.

Non-Board Members: Kurt Powell (Willamette Community Management)

Other home owners present: (see attendee list)

Call to order

Meeting started at 7:05 pm with a quorum with of 21 members present

Old business

Approval of November 16 meeting minutes

John Fagan motioned for approval, Maureen seconded the motion. The minutes were approved unanimously.

Approval of 2012 budget

The Board predicted a budget deficit last year and this year they project an 8 to 9K surplus. There is a possibility to lower dues if we continue with the positive surplus.

Rafael motioned to approve the budget for 2012. Maureen seconded the motion. The budget was approved unanimously.

New business

Kurt Powell discussed our bylaws requiring filing a lien on delinquent accounts. Willamette Community Management (WCM) has drafted proposed changes to the bylaws to not file the lien automatically. This gives more flexibility to the board and requires 75% approval by the members. The changes will be communicated to the membership by ballots to be sent at a later date.

The HOA is asking WCM to perform duties to deal and resolve potential owner issues (such as compliance with bylaws). WCM has been very helpful to the board clearing out potential issues. The cost of WCM services is \$4,600 a year. A motion to approve the proposed contract with WCM for services for one year was done by John Fagan and seconded by Maureen Tesch. The motion was approved unanimously.

Last item of business

The HOA is paying for a city easement for drainage for thirteen lots in Phase II. The HOA has been paying \$589 in 2012 and will continue to pay this fee until 2019.

Based on the discussion from the membership, the HOA will continue paying the yearly irrigation fee.

Private Street and Private Drive Maintenance

The CC&R's article 6 requires the HOA to maintain private streets in good condition. Owners are responsible for maintaining their private drives and streets. The HOA oversees that they are properly maintained and may bill the owner if they are not maintained. The private streets and drives will be discussed at the next Board meeting.

Annual Board Meeting

The new HOA board was voted unanimously. The 2012 HOA Board members are:

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Marshall Brooks, President
John Fagan, Treasurer
John Robinson
Sugat Patel
Jerry Graham, Secretary

Adjournment

The Board meeting was adjourned at 8:08 pm.