

**Meadowridge at Timberhill Homeowners Association
Board of Directors and Annual Meeting
February 26, 2009
Timberhill Athletic Club, Corvallis, Oregon**

HOA Board Meeting

Walt Griffiths, President, HOA Board of Directors opened the Board Meeting at 7:00pm.

Marshall Brooks and Bill Buckley, HOA Directors were present

Minutes of Previous Board Meeting (February, 4, 2009) submitted by Bill Buckley, approved unanimously as submitted.

Financial Report:

- Bill Buckley reported that the HOA had \$40, 252 in the HOA checking account with another \$2,275 coming once outstanding checks and credits clear
- The checking account funds are used to cover the HOA bills and also serve as the Reserve fund the HOA is required to keep for emergencies.
- Owners' quarterly dues outstanding are \$1560 (13 lots), none more than 60 days overdue
- All HOA bills are current; the required General Liability and Directors/Officers Liability insurance policies have been renewed and are in force for 2009

2009 Budget Presentation:

- Bill Buckley provided copies of the proposed 2009 HOA budget which included a summary of actual receipts and expenditures for 2008 as a comparison
- The 2009 Budget items were described by Bill Buckley
- The proposed Budget was approved unanimously by the Board and will be mailed to all owners as required by the CCR's

Old Business:

- Bylaw Change Increasing Board Membership from 3 to 5:
 - Walt Griffiths read a Board resolution summarizing the Board's decision to request approval to amend the Bylaws to expand the board number and the results of a vote by the HOA membership on the proposed expansion
 - The result of the mailed vote was 47 Yes, 1 No
 - The request to expand was approved, having received the required majority of 47
 - The Board unanimously approved the resolution expanding membership of the board
- Parking Clause of the CCR's:
 - Tom Fontaine (Lot 82) raised the question of whether or not the Board acted correctly in interpreting the intent of the CCR Parking Clause

(Article IX, Clause 7) to allow short term parking of recreational vehicles, trailers, etc., contending that in fact such an interpretation was a change in the CCR language and as such should have been submitted to the entire HOA membership for a vote

- Tom passed out a letter he had sent to the Board detailing his objection and position on the matter and asked that the Board set aside it's interpretation and put the question to a vote of the entire membership
- Walt provided background on how the Board had researched the issue and then opened the floor for discussion of the subject by the owners present
- Members stated opinions supporting both strict interpretation and allowance for some short term loading/unloading; a member explained that a trailer on his lot where his home is under construction looks like an RV trailer but is actually the contractor's field office and tool storage; two members stated parking boats on trailers in driveways for short periods were ok with them; a member raised the question of policing and asked how the HOA would deal with violations
- Walt offered a resolution to direct the Board to query by mailed ballot the entire HOA membership on the interpretation and enforcement of the Parking clause; unanimously approved by the Board

New Business:

- Tom Fontaine made a motion commending Walt Griffiths on his service to the HOA – passed unanimously by all present
- A member asked about whether or not the HOA was responsible for putting collection barrels for dog waste near the sidewalks in the common areas of Meadowridge; Walt pointed out that the HOA is not but may want to do that since the barrels provided by the City along Arrowwood seem to be used and are emptied regularly, something the HOA could decide to do.

There being no other business the Board closed the Board Meeting.

Annual Meeting

Walt Griffiths opened the Annual Meeting

Owners of 20 Meadowridge lots were present thereby establishing a quorum and a legal meeting

Election of New Board Members:

- Walt Griffiths is transitioning off the Board having finished his two year term
- Members who had identified themselves as interested in serving on the Board were introduced and told a little about their background and interest
- Nominations from the floor were invited and one additional candidate came forward

- The owners present voted and the new Board members are Ann Kimerling (Lot 25), Rafael Miranda (Lot 2), and Jimmie Eggerton (Lot 68)
- The Board will convene in work session to determine staggered terms and to inform new members about the responsibilities and activities of the Board

There being no other business Walt adjourned the meeting