

**Meadowridge at Timberhill Homeowners Association
Board of Directors and Annual Meeting
January 21, 2010
Timberhill Athletic Club, Corvallis, Oregon**

HOA Board Meeting

Marshall Brooks, President, HOA Board of Directors opened the Board Meeting at 7:17 pm.

Maureen Tesh and Rafael Miranda, HOA Directors were present. Ann Kimberling was away on travel.

Minutes of Previous Board Meeting (September, 15, 2009) submitted by Marshall Brooks, approved unanimously as submitted.

Financial Report Presentation:

- Marshall Brooks reported that the HOA had an ending balance of \$39,436 in the HOA checking account
- Owners present at the HOA meeting received copies of the Financial Report submitted by our bookkeeping agency Paragon. Owners not present at the meeting will receive the information by mail as required by the CCR's.

Old Business:

- Dow Waste Cans
 - The City of Corvallis installed dog waste cans at the request from a homeowner on 29th near bunting.
- Director Jimmy Eggerton replacement
 - Marshall announced that Jimmy Eggerton's replacement will be done at the annual meeting immediately following this meeting.

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

Annual Meeting

Marshall Brooks opened the Annual Meeting

Owners of 17 Meadowridge lots were present and did not meet the 19 members (20% of 93) requirement for a quorum.

Election of New Board Members:

- John Fagan (Lot 59) was identified as interested in serving on the Board. John was introduced and told a little about his background and interest in joining the board.
- Nominations from the floor were invited and the board was asked to discuss how much time is dedicated to the board.
- No additional requests for joining the Board were heard and John was voted unanimously to replace the vacant seat for Jimmy Eggerton.

A short discussion on the ARC approval process followed, emphasizing the need to contact the ARC when owners decide to build tree house or non-standard structures. The ARC forms are available at the HOA website: <http://meadowridgeattimberhill.com/>

Marshall reported on the Timberhill/City of Corvallis landscaping bond status. The bond will be lifted when Timberhill completes all the planting and landscaping and trees withstand 3 years of planting.

Owners discussed the replacement of landscaping trees and how the dead trees were thrown away on the greenbelt by Dixon Creek, on Arrowood and 29th and Goldfinch. Marshall Brooks mentioned that he will follow up with Timberhill and let them know what happened.

There being no other business Marshall adjourned the meeting at 7:55 PM.