

Minutes
Meadowridge at Timberhill HOA
June 19, 2007
Board of Directors Meeting
Starbucks at Timberhill

Walt called meeting to order at 6:40pm

Minutes of 2/20 emergency Board Meeting reviewed and approved

Bill reported that the HOA had \$40,652.72 in the checking account as of 5/31

Homeowners present at the meeting requested copies of minutes from previous meetings and after discussion it was agreed that an HOA website would be established and HOA agendas, minutes, financial reports and other pertinent records would be posted on the site.

Old Business:

- Term of office: The current directors agreed on the following terms, Gwen 1 year, Walt 2 years and Bill 3 years.
- Directory: Gwen reported she was ready to put the directory together and estimated it would be ready in about 30 days. The purpose of the directory was discussed by the homeowners present and all supported proceeding.
- Past Due Accounts: Bill reported that we have one past due account and that Mary is helping getting that account paid up.
- CCR requirements on garbage cans: Homeowners present discussed whether or not enforcement was needed on screening of garbage cans. It was decided that this was not a current problem so no action was needed.
- Multiple satellite dishes: Homeowners present discussed whether multiple satellite dishes were an eyesore. It was decided that this was not a current problem so no action was needed.

Contract Review:

- Mary's contract for billing and collecting homeowners' dues has been signed and is in force. Mary has been very helpful in making the transition and cleaning up past due accounts.
- Joe Gonzalez's contract for landscape maintenance is being reviewed by Walt and discussed with Joe, particularly the requirements for mowing.

New Business:

- Windermere sign at 29th and Arrowwood: decided to ask to Windermere to remove the sign now that all lots are sold – Walt will contact Bill Stansell.
- Complaints on Lot 51: Homeowners present discussed the status of the lot (no landscaping along the sidewalks, house still unfinished after 3 years), Walt will contact to assess current situation and owner plans for completion.

- Complaints on unmowed lots: Walt has surveyed lots delinquent for mowing (weed abatement and fire control) and found 29 were not in compliance with Fire Marshal requirements. Walt has an estimate from a contractor to mow lots for \$50-\$60 per lot. Decided to send a notice to the lot owners and tell them the HOA would have the lots mowed and bill them if they did not have the lots mowed themselves.
- Mowing Track K:
- Track A brush pile: Homeowner reported large brush pile has been there for 2 years and has repeatedly been identified as fire hazard by the fire department. Walt will check with TDC and get the pile removed.
- Street Trees on Silktassel and Arrowwood: Trees are in poor condition and are not being watered. Walt will talk with TDC about replacement and maintenance.
- Tract R maintenance: Walt and Joe discussing (part of contract review)
- Tax Filings: Bill reported taxes are due June 15 and that the HOA has filed for an extension in order to have time to make sure all receipts and expenses for the tax year have been properly identified. Timberhill was responsible for the HOA for most of the tax year and Bill has been in contact with Tanya Durkee to coordinate the filing. The HOA expects to pay only the Oregon \$10 minimum tax.
- Summer Event: Homeowners present discussed holding a summer event of some kind to allow neighbors to meet each other. Agreed to look at the week after Labor Day and see if someone steps forward with an interest to organize the event.
- Slopes on Honeysuckle – Timberhill and City: Walt reported current status of the effort to stabilize and landscape the slopes, reporting that he is sensing that the City and Timberhill may be moving toward some sort of settlement that would release Timberhill from having to continue the required work. Homeowners present had a long discussion about the poor condition of the slopes, the susceptibility to erosion, and seeming lack of effort by Timberhill. The consensus was that the homeowners needed to make their feelings known and take an active role in getting a solution in place. The solution might entail negotiating with the City on alternative ideas for completing the work. Bill will organize a group of interested homeowners to discuss and come up with a plan/proposal for the work.
- ARC: Walt reported needing another member, volunteered and was selected.
- Lots 73, 34, 93, 29, 5, and 41: Status was reported on by Walt. Each lot either has an issue that needs resolving or is up for ARC review of plans.

Homeowners raised concerns about dog waste not being picked up on the sidewalks and greenbelt pathways. Discussed putting up signs and placing waste bag dispensers, decided to start with notice in next newsletter as well.