

**Meadowridge at Timberhill
Board of Directors Meeting
September 9, 2008
Courtyard Inn, Corvallis**

Board Members Present: Walt Griffiths, Marshall Brooks, Bill Buckley

Homeowners attending: Carol Brooks, Don Pennington, Aaron Thomas

Minutes of 5-31-08 Emergency Board Meeting were reviewed, the reference to Lot 82 should have been to Lot 81; the minutes were approved as corrected.

Financial: Bill reported on status of bills, checking account balance and dues outstanding

Cash Reserve: The Board discussed setting some criteria for the reserve account required by the By-Laws; Bill to investigate and make recommendation.

Need for an HOA Attorney:

- Discussed value of having an attorney of record and having an attorney review and recommend updates to CCRs and By-Laws
- Decided to start by contacting other Timberhill HOA's to see how they handle these things and to see if they would want to combine efforts

Dog Complaints:

- Walt reported receipt of an anonymous letter complaining about dogs running at large within Meadowridge and threatening people walking their dogs on lease
- A homeowner asked about barking dogs
- Walt reported that dog control is a City issue and that City ordinances apply
- The HOA will send a reminder to all homeowners urging compliance with the City dog laws

ARC:

- Revised form with sign-offs for re-review of items not complete in the initial review (e.g. detailed landscape plans) discussed and approved
- Discussed compliance problem with homeowners, particularly for new construction and desirability of setting up a tracking system so requirements set by the ARC are checked on later
- Complaints by homeowners are the primary way these situations are policed right now
- The ARC members are not tasked with follow-up and more member would be needed if that was the desire

- Decided to remind homeowners of need to get ARC approval for new construction and modifications and to ask for volunteers to increase the size of the ARC

CCR Restriction regarding parking of RV, boats, etc:

- The Board has received a complaint about parking of an RV on a homeowner's driveway and not in an enclosed garage.
- The Board has also received verbal inquiries about allowing parking boat and camping trailers in driveways during the Summer.
- The Board discussed the CCR clauses covering parking of recreational and utility vehicles and trailers and agreed that there is a consensus of the present Board that the restriction on parking is not intended to prevent short term temporary parking (e.g. for the purpose of loading and unloading a vehicle prior to and after a trip)
- Further, the Board agreed that complaints will be handled individually
- The Board will send a message to all homeowners informing them of the Board's stance

Board Membership:

- Bill proposed expanding the Board to 5 members to allow the Board to function when members are traveling – agreed to submit to the HOA membership for approval.
- The Board also agreed to begin soliciting volunteers immediately so a slate could be ready for the 2009 Annual Meeting in April
- The Board will send a message to all homeowners soliciting volunteers for the Board with the voting card for expanding the Board