

Meadowridge at Timberhill HOA
Minutes of Emergency Board Meeting
February 4, 2009

Present: Walt Griffiths, Marshall Brooks, Bill Buckley

Purpose for meeting: Consider questions from owners about building activity on three lots

Contractor Issues:

- Lot 71: The contractor has parked an RV like construction trailer on the lot and the framing crew is apparently living in the trailer during the week; owners queried the Board regarding the conflict with provisions of the CCR's that prohibit placing RV type vehicles on lots unless enclosed in a garage and prohibit living in a trailer on a lot before or during construction; the Board discussed the situation, Marshall Brooks had talked to one of the owners about the trailer; the Board directed Bill Buckley to write the contractor and owner letters regarding the violations and bring the possibility of fines to their attention.
- Lot 33: Sub-contractors had been leaving trailers parked on the street and were starting work prior to 7am and after 7pm making loud noise while onsite; the contractor and the owners had been contacted by neighbors and had assured the neighbors the conditions would be stopped; neighbors reported that it appeared that the situation had improved so the Board decided not to take further action.
- Lot 34: Owners asked about the overall height of the home; the Board queried the ARC and was informed that the plans met the CCR requirements for tall homes; the Board decided not to take further actions.

ARC Approvals and Follow-up: The Board discussed the lack of a procedure for following up on conditions that the ARC sets on approvals for new homes and improvements or changes in existing homes; this situation will be discussed with the ARC and the Board will consider instituting a procedure.

Landscaping Contract: The Board exchanged views on the performance of the current contractor, agreed that the performance was satisfactory and that the contract Joe Gonzales should be continued.

Expanded Board: Bill Buckley reported that enough owners had voted yes to allow expanding the Board from 3 to 5 members; the Board reviewed background information on three prospective new members and agreed to send the information out ahead of the Annual meeting; the Board will review and pass a resolution memorializing the change in the By-Laws at the Annual Meeting.

Tax Filing: The Board discussed hiring a CPA to do the State and Federal annual tax filings; Bill Buckley was asked to look into this.