

Meadowridge at Timberhill Homeowners Association
Board Meeting
April 23, 2009

Call to Order: 7:02 P.M.

Meeting started at 7:02 PM with a full quorum

Meeting Attendees:

Board Members: Marshall Brooks (Board President), Jimmy Eggerton, Ann Kimerling (Treasurer), Rafael Miranda (Secretary) and Maureen Tesh.

Non Board-Members: Bill Buckley, Joan Thomas, Tom Fontaine and Fred Pamon.

Old business:

Ann K. motioned to appoint Maureen Tesh to the board as Bill Buckley's replacement. Jimmy E seconded the motion. The motion was approved unanimously.

Approval of Minutes for March 5, 2009 Board Meeting

The March 5 minutes were approved unanimously.

New business:

- *Irrigation backflow preventer valve testing*
Ann K. has asked bids from Shonnard's Landscape and B Johnson Turf & Irrigation Co. to do the yearly testing. Ann will report on the results by e-mail for board approval. Ann also asked if the same vendors can also turn off to the irrigation system in the fall.
- *John Gonzales - Landscaping yearly contract review*
Ann K. reported that the Landscaping costs have increased by \$200 dollars to \$2850 per month.
- *Shrubbery in Common Area is being eaten by deer.*
The HOA is responsible for the shrubbery. Ann will ask for replacement of shrub bid that is deer resistant from John Gonzales (landscaper). There is also bark in Arrowood and 29th that needs to be replaced.
Motion: Ann K. proposed to replace 10 to 14 cubic yards of bark mulch in Arrowood and 29th St. and ask for a bid from Mr. Gonzales. Maureen T. seconded - motion passed.
- *Annual Tax report*
The Annual Tax report is due in May. Ann has volunteered to do it and Bill Buckley has agreed to o help.
- *Treasurer's Report*
The checking account balance is \$40,377.49 as of March 30,2009

CC&R Amendment Results and next steps

We have received to date 62 Ballots voting for a CC&R Amendment on Parking. The results were as follows:

- 3 Chose keeping the CC&R's unchanged
- 55 Chose to amend the CC&R
- 4 Chose not to vote.

Motion: Rafael M motioned to send a letter to the people that did not return their ballots asking them to vote again and send their results in a pre-paid envelope. The Board will also try to contact those who fail to return their second notice of a vote and alert them of the importance of the vote. The goal is to reach a 75% majority that will vote in favor or against of the amendment. Ann K seconded. The motion passed unanimously.

Architect Committee Appointments

Bill Buckley was nominated unanimously to the ARC committee to replace Laurel Myers. The motion was approved unanimously by e-mail.

ARC Fence Fee Clarification

The Board clarified that the retaining walls and fence designs are submitted to the ARC Committee with no extra fees.

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Website Proposal

Rafael asked for the HOA to fund \$500 this year to design and host a Website for the HOA. The money will be used to cover monthly fees and Web publishing software. The yearly costs afterwards would be around \$200. The costs also cover the domain name, data storage and e-mail accounts.

Motion: Marshall motioned to authorize the creation of Website and spend \$500 first year to cover the hosting and software. Ann K seconded the motion. The motion passed unanimously.

Next Board Meeting Agenda Planning

Review of ballot results

Website progress

e-mail directory

Budget

Landscaping and Backflow results

Updated delinquent dues after June

Cutbanks progress

Private Roads in the Association are the responsibility of the owners. Should the HOA increase fees to these owners in order to have reserves for the road?

Adjournment

The meeting adjourned at 8:30 PM