

Meadowridge at Timberhill Homeowners Association
Board Meeting
September 15, 2009

Call to Order:

Meeting started at 7:07 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: Belinda Batten, Carolyn Brooks, Heather Dody, Jerry Graham, Claus Ikjaer, John Kimberling, Beverly Nagamoto, Mike Weaver .

Guest Speaker: John Stewart (Timberhill Corporation Landscape Architect).

Old business:

Ann K. motioned to approve the minutes from April 23rd. Maureen Tesh seconded the motion. The motion was approved unanimously.

New business:

The HOA Board asked John Stewart, Landscape Architect and Private consultant for Timberhill Corporation to present an overview of the Timberhill Corporation landscaping responsibilities. John discussed the past and current landscaping work by Timberhill and their work/relationship with the City of Corvallis Planning Department regarding tree planting, open space maintenance and cut banks landscaping.

These are the highlights of John Stewart's talk:

Timberhill History:

John presented the history of the land occupied by Brandeis homestead until the 60's. The City did not want to develop east of 29th and agreed to minimize streets and extend shared lots in the Phase II and III lot designs. The original plans were approved by the City Planning and City Council. The City delegated over viewing the planting work to the City Forester.

Timberhill Tree Planting:

Timberhill Corporation has a bond with the City to place street trees and maintain them alive for 3 years before passing responsibility to the Meadowhill HOA. As of November of last year, Timberhill met the obligation. A large number of these trees have died since then due to under and over-watering and need to be replaced. Timberhill will replace the dead trees starting November 2009 and will need to maintain them healthy for three years.

The City of Corvallis has specific requirements for tree species. Red maple can survive excess watering, but the City does not want to plant additional red maple trees in the area East of 29th.

The HOA Board can ask Becky Merchant (City Forester) to plant red maple where you have irrigation over-watering. John also recommended Robinia Pseudoacacia for tough areas (common areas) (more resilient).

Cut Banks:

The cut banks are a hostile environment for landscaping. The original plan was to complete the banks in five years and to seed the dry slopes with native grass and shrubs. Cut banks are built with hard rock and no organic materials and the City wants to avoid diverting dirt to the storm sewers.

Timberhill seeded the slopes with clover and lupen, using nylon fishing line netting in the slopes to build nitrogen. Owners complained to the city on the aesthetic results and the City asked to add bark to the banks. The bark released acid and killed the clover and lupen.

A year ago the city received complaints that the Honeysuckle street banks were barren. These banks used stacked rocks to hide irrigation pipes. The City asked Timberhill to install jute netting and is now working on a plan to remove the jute and replace it with a 6 foot retaining wall where exposed rock is present. Timberhill has not officially received the proposal to fix the slope and remove the jute netting.

John also explained that the HOA needs to maintain cut banks after 3 years of stable growth to clear the responsibilities of Timberhill Corporation.

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Other topics:

Beverly Nakimoto asked the arborist Bill Dunn, to advise them on two trees presenting hazards to their property. One of the trunks of an oak tree (a protected species) tilts in the direction of their house and some of the outermost limbs are within touching of the house. They are requesting HOA permission to have the arborist prune those limbs. Secondly, a large cottonwood is close to the property line on Dick Cronk's lot #32. This cottonwood is not a protected tree; rather, it is on the listed of prohibited trees which the City doesn't want planted on private property. Dr. Cronk is amenable to having it taken down and the Nagamotos are willing to discuss with him how to proceed.

Adjournment:

The meeting was adjourned at 9:15 PM. Marshall Brooks asked the Board members to continue discussion on these topics by e-mail.