

Meadowridge at Timberhill Homeowners Association
Board Meeting
March 30, 2010

Call to Order:

Meeting started at 7:04 PM with a full quorum

Meeting Attendees:

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

Non Board-Members: Bill Buckley, Tom Fontaine, Mary Fryer, Doug & Liane Ingalls, John Kimerling, Ed Toggart & Patti Maslach, Linda Owen, Don Pennington, Jim Sheldon, Rebecca Yu.

Approval of January 21, 2010 minutes

Maureen made a motion to approve the meeting minutes, Ann seconded it. The minutes were unanimously approved.

Budget Review:

Ann went over last year's budget and explained that expenses last year were more than the year before, resulting in a small net deficit. Ann will work with Paragon to go over the 2010 budget and will communicate the results to the board by e-mail and at our next board meeting.

New business - Irrigation backflow preventer valve testing

Ann requested to hire again B Johnson Turf & Irrigation Co to perform the yearly backflow tests required by the City. The Board approved it unanimously.

Update on Lot 62 greenhouse update

The board visited Lot 62 to view the location of the Lot 62 greenhouse. The greenhouse was built prior to the HOA turnover meeting in 2007.

A complaint was made about the location and presence of the green house. Marshall received a letter from John Stewart, landscape Architect representing Timberhill Corp. in 2003. Mr. Stewart stated that the green house had been approved by the ARC, with the condition that the owner planted a buffer of evergreen plants to protect the neighboring views. Stewart had been concerned with visual impacts on neighboring properties. He does not recall how it was recorded. The ARC at that time was made out of Mary Morris, John Stewart and Jack Brandis.

Ed mentioned that we needed to make sure that the green house meets the CC&R's on size and shape.

Rafael motioned to verify that the greenhouse met the City planning building standard. Maureen seconded and the motion was approved.

NOTE: Marshall met the following day with the City planning and confirmed that the greenhouse met the building standards.

Mr Lee, owner of Lot 62 proposed to on an e-mail to the board to plant additional evergreen screening to solve the problem.

John motioned to ask Mr. Lee to submit a plan for additional screening vegetation to the greenhouse and do the planting before May 1st, to take advantage of the planting season. Ann seconded the motion and the motion was unanimously approved.

NOTE: Ann and Jon visited with Jensen and Allison Lee to see their tree-planting scheme as proposed by Steve Ham of HamMock Associates. They ordered 6 Leyland cypress trees which are fast-growing and will grow about 3-4 feet/year, 25-40 feet tall and a dense 10' in diameter. The spacing is a diamond zig-zag up on the hillside and should provide adequate screening of the greenhouse from the two adjacent lots. These trees are scheduled to be delivered and planted.

Landscaper

The Board approved to continue with the current landscapers Mo and Joe Gonzales

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New business- Dripping system

Rebecca said that the trees on Silkcastle off of 29th have died. John Stewart replaced them. Marshall mentioned that Timberhill has a truck for watering the trees and that up the hill the trees are alive.

Marshall will talk to John Stewart to connect a dripping system at the end of the Goldfinch water line that the HOA owns. The proposal will have the HOA pay for the water and Timberhill pay for the dripping line.

New business - Insurance Policy renewed

Ann reported that the Insurance policy was renewed.

Adjournment:

The meeting was adjourned at 8:16 PM.