

Meadowridge at Timberhill Homeowners Association
Board Meeting
May 10, 2011

Call to Order:

Marshall Brooks, President, HOA Board of Directors called the meeting to order at 7:10pm on May 10th.

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

Absent Board Members: Rafael Miranda

Non-Board Members: Bill & Judith F. Lot #4, Steven F. Lot #34, J. Wu Lot #56, Carolyn B. Lot #67, Mike W. Lot #49, Bill B. Lot #92

Board President Marshall explained this meeting is a follow up to the Annual Meeting where owners were given the profit and loss statement for 2010. The past two years expenses have been more than income. The Board has since rebid the accounting and landscaping contracts. Thus this meeting tonight is to report some good news to the members.

Old Business:

Marshall said he had visited with a city employee about the street trees. They indicated they were aware of the situation and would investigate.

John Fagan gave budget handouts to those in attendance. John went through the five page document.

- the Association has experienced increasing costs
- using up reserves - balance \$33,805
- How to reduce cost?

The Board rebid the landscaping contract. Landscaping is the biggest expense at 70% of costs. The 2010 contract expense was \$34,230. The low rebid for landscaping was from TrueGreen at \$24,000. A savings of \$10,230 will be realized for the Association.

The professional fees for bookkeeping were rebid. Paragon, the current accountant, charged \$4,503 in 2010. Willamette Accounting was the low bid at \$1000. A savings of \$3,503 for the Association.

Another savings of \$554 could be made by changing the quarterly payments to semi-annual.

It is the Boards intention to test the new contracts and if successful will utilize the savings to get the reserve fund back to minimum requirements.

A ballot will be included in the June 1st quarterly mailing asking for a vote to approve a change to a semi-annual fee payment. This would provide an additional \$554 in savings.

Questions/comments from attendees:

1. Will late fees be charged to owners who are delinquent? Answer: Willamette Management has a fee structure and will include a fee with the bills.
2. Who will do the profit and loss statement? Answer: Willamette Management. The HOA can also use them for legal work, active management, repairs, etc. if so needed.
3. Thank you for looking into these bids and saving the Association some money.
4. Will TrueGreen do a better job with grass? There are more weeds and clover than grass and it needs some fertilizer. Answer: We will communicate this to the company and please continue to give us your feedback.

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5. Whose responsibility is it to maintain the steep slopes and clean up the sidewalks? Answer: Timberhill Corporation still has an open bond with the city.
6. Lot 57 has a pile of debris that needs cleaning up. The lot is empty and for sale. Answer: The owner is responsible for maintaining.
7. Please send a note of explanation that clearly states the savings for changing from quarterly to semi-annual payments, with the ballots.
8. There are empty lots that are not mowed for fire season. Answer: There are 15 lots that the city requires the grass be less than 10" from June 1 through Sept. 30th.

Marshall called for 3 motions to accept the new landscaping, accounting and semi-annual payments. All 3 passed by 4-0.

The meeting was adjourned at 7:45pm.

Recorded by Board Member Maureen Tesh