

Meadowridge at Timberhill Homeowners Association
Board Meeting
August 2, 2011

Call to Order:

Marshall Brooks, President, HOA Board of Directors called the meeting to order at 6:36 pm.

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

Absent Board Members: Ann Kimerling

Non-Board Members: C. Fagan, M. Butler, A. & J. Thomas, Bill Buckley, B. Paisley, M. Weaver

Guest Speakers: Jordan Davis – True Green Landscaping and Kurt Powell – Willamette Community Management

Approval of March 29, 2011 and May 10, 2011 minutes

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

Old Business:

There was no old business to discuss.

Landscape improvements at Arrowood and 29th:

Jordan Davis of True Green Landscaping provided information on how to improve the corner of Arrowood and 29th planting deer resistant plants.

There was a discussion to plant grass and remove the existing bark. Jordan pointed out that it is less expensive to improve the area with deer resistant plants than to remove the existing bark and add a thin layer of top soil.

Maureen brought up that we should not plant Azaleas since deer eat them.

The board agreed to get a list of plants for the corner of 29th and Arrowood from True Green. Maureen will work with Jordan Davis to review the proposed plant list. The proposal will be reviewed by the board and if reasonable will be approved to be implemented.

Water sprinkler issues at Mike Weaver's house on 29th:

The board investigated a complaint that the common area sprinklers at M. Weaver's house were shooting water over the fence and were set around 15 feet.

J. Fagan (Treasurer) with Jordan Davis of TrueGreen will visit the area and observe if the 15 ft. overshoot was due to wind or normal operation. J. Fagan will review if the board needs to approve installing additional sprinkler heads and change the sprinklers at an 8 feet radius to avoid shooting over the fence and M. Weaver's house.

The approximate cost for the improvement will be \$300.00 and will be tabled until the observations and recommendations from J. Fagan to the board are presented.

There was additional discussion that the water line for the common area is located within a foot or two of M. Weaver's fence. The board asked that the owner carefully plan the planting of shrubs to avoid damaging the water line.

General Comments on current Landscape:

The board members and owners agreed that they are satisfied with the quality and improvements of the landscaping services.

Weed Abatement Issues:

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Maureen called the city of Corvallis to complain that the lot next to her has not been mowed to comply with the City's weed abatement and the HOA's CC&R's. The city sent a letter to the owner.

Presentation by Kurt Powell of Willamette Community Management (WCM) on how to implement fees and fines.

Kurt pointed out that our CC&R's may allow for ways to enforce and remedy problems such as failures to comply with weed abatement, landscaping not done after occupancy of home and failure to pay dues. He mentioned that other HOA's have set up a mechanism to ensure compliance.

The board decided that if the problem continues they will discuss ways to enforce the rules with additional penalties.

Semi-Annual Dues approved starting 1Q 2012:

Kurt reported that 65 owners responded to the survey to move from quarterly to semi-annual dues. 64 owners approved the semi-annual move.

John F. motioned to change the billing cycle to semi-annual dues starting 1st Q 2012. Maureen T. seconded it.

The motion was approved unanimously and the information will be sent to the owners with the 3Q 2011 bill.

The board will work on a late fee assessment and send a letter to owners stating the penalties. John F. will work with WCM to develop proposal on late fees.

The HOA utilities will be automatically paid by WCM after the bill is emailed and approved by the HOA board. E-bill payments are OK as long as the bill is mail to the board and approved before payment.

Adjournment:

The meeting was adjourned at 7:55 PM