

Meadowridge at Timberhill Homeowners Association
Board Meeting
October 4, 2011

Call to Order:

Marshall Brooks, President, HOA Board of Directors called the meeting to order at 7:06 pm at the Timberhill Athletic Club.

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

Non-Board Members: K. Lynn, J. Robinson and B. Nagamoto

Guest Speakers: Kurt Powell – Willamette Community Management

Approval of August 2, 2011 minutes

The minutes were unanimously approved.

Old Business:

There was no old business to discuss.

Discussion on the method of alerting those owners not in compliance with the CCR's:

The board discussed ongoing complaints on failure to control weeds, removal of garbage and parking violations by owners. Ann discussed a letter to Lot 35 sent by the board of garbage bags left in the street and a trailer parked outside the house regarding these complaints.

A fee proposal for C&R violations was approved in 2008 and has never been enforced. The board brainstormed limits on what to do without creating a policed community. It also discussed having an attorney draft a resolution to impose fines and enforce them to be consistent. It was also discussed having a separate agency to deal with non-compliance. Kurt brought up examples of other HOA's which impose graduated fees where the first occurrence is lower, etc. Notifications are done by phone and email.

Kurt also discussed that the adoption of fees can be drafted by the board and approved at a regular meeting and does not require the 75% of member votes required to modify the CC&R's. He also discussed possibility of driving through the neighborhood to look for violations twice a month.

John Fagan made a motion to have Willamette Community Management write a financial penalty resolution document and fee schedule document at a proposed estimate of 6 hours at a cost \$55 per hour. Ann seconded the motion and it the motion was passed unanimously.

New business:

Kurt gave a report on the number of owners not current with dues, and the number of late dues has been reduced to less than 5

Next Board Meeting:

The next Board meeting will be held at the Timberhill Athletic Club on Wednesday, November 16 2011 at 7 pm.

Annual Meeting:

The Annual Meeting will be held on Tuesday, January 24 2012, time and place have not been discussed.

Adjournment:

The meeting was adjourned at 7:55 PM