

**Meadowridge at Timberhill Homeowners Association
Board Meeting
November 16, 2011**

Call to Order:

Marshall Brooks, President, HOA Board of Directors called the meeting to order at 7:05 pm.

Board Members:

Marshall Brooks (Board President), Rafael Miranda (Secretary) , Maureen Tesh and Ann Kimerling

Absent Board Members: John Fagan (Treasurer)

Non-Board Members: Mike Weaver, Carol and Peter– Lot 53, John Robinson

Guests: Kurt Powell (Willamette Management), Jordan Davis (TruGreen Landscaping)

Approval of October 4 2011 minutes

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

Proposal to consider improvements to 29th/Arrowood:

Jordan from TruGreen showed two proposals to improve the landscaping at the corner of 29th and Arrowood. The board showed interest on the scaled back design at a cost of \$1650 because of the reduced cost and the less crowded design, without trees.

Motion to accept the lower cost with was accepted unanimously. The work will start tentatively after Thanksgiving.

Status of water sprinklers at Mike Weaver's house:

Mike Weaver's has not checked the water sprinklers and will report on the status when the water sprinklers are turned on.

Profit and loss budget performance as sent my Willamette Management:

No Board action was taken.

Collection of unpaid charges

The CC&R's have a strict requirement enforcing late dues and starting a lien on a property 10 days after the 30 days delinquency. The CC&R's are more restrictive than other HOA's and do not allow flexibility in working out the late payment with the owner in an amicable way.

Marshall moved to have Willamette Management to come up with a modified section to the Meadowridge at Timberhill CC&R's rule enforcing late dues that is more compatible with other HOA's. The motion was approved unanimously. Kurt suggested sending the semi-annual bill 30 days before it's due to comply with the current by-laws. The next HOA bills due January 1st will be sent on December 1st.

Willamette Management increase in responsibilities

The Board would like to have Willamette Management as a neutral third party to take calls from owners with complaints on CC&R violations from their neighbor and respond to their complaints. The board would like to have a budget from Willamette Management to provide these services sent to the board for review.

Transition of old board members who will be leaving as of the annual meeting in January

The annual meeting agenda along with the budget and proxy ballots for Board member nominations will be sent prior to the annual meeting to be held on January 24 2012. Ann moved to have electronic notifications for official HOA Board business. Marshall seconded it and was approved unanimously.

Adjournment:

The meeting was adjourned at 8:24 PM