

HOA

Meadowridge at Timberhill

Minutes

Wednesday June 27, 2012

7:30pm

Timberhill Athletic Club Conference Room

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| Attendance | Present: Board members Jerry Graham, Marshall Brooks, John Robinson, John Fagan, Sugat Patel. Kurt Powell, Community Manager. John and Lauren Ortiz. |
| Call to Order | President Marshall Brooks called the meeting to order at 7:35p.m. |
| Old Business | A review of the private streets and private drives on the map were once again clarified using the map brought in by Marshall Brooks. |
| New Business Emails | Kurt Powell read the five emails sent to the board from homeowners in regards to the Private Street/Private Drive Resolution mailed out a couple of weeks ago. He will be responding to the emails. |
| Private Streets/Private Drives Estimate of maintenance cost | It was pointed out that the document mailed out to all residence was an estimate of costs to each homeowner on private drives/roads. That amount is approx. 16cents/sq. ft. Real cost should fall close to these figures +/- depending on when the work is done. Some roads may need pavement repair before a seal coating can be applied. |
| Discussion of when the seal coating should be done. | Most professionals believe streets should be sealed every 5-8 yrs. to prevent damage such as cracks to the surface, water penetration, and to prevent any deterioration to the road base that may not be immediately seen as an issue. If homeowners wait too long to have their private streets/drives resealed, it could lead to a much more costly project in the future, e.g., what costs a few hundred dollars now, could cost in the thousands by waiting too long. The board will have a report at the next meeting from Marshall and Kurt, who will be contacting paving companies for estimates of private road/drive conditions and the costs to seal coat them. |
| Vote on Private Street /Private Drive Resolution Passed | It was pointed out that this resolution was necessary to put in place and adopt in order to follow the rules that require Meadowridge HOA to maintain the private streets & private drives within our jurisdiction. There was a vote of 5 YES and 0 NO votes to adopt the Private Street/Private Drive Resolution that was emailed to each resident in Meadowridge. We now have consistent rules and an established method of how maintenance and repairs will be assessed for the work done. |
| Discussion of paved | The board also discussed the HOA's responsibility to maintain and |

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| trails in Meadowridge | repair our paved trails within Meadowridge. The board will be looking at estimated costs for sealing and repairing these trails. It was pointed out by Kurt that there is presently funds available to do the necessary work on the trails. There will be more discussion at our next board meeting. |
| Home owners welcome | All Meadowridge home owners are welcome and encouraged to attend Executive Board and General Membership meetings. Your Association officers and representatives are here to serve you and we value your input. There will be an email stating when the next board meeting will take place. |
| Adjournment | The meeting adjourned at 8:20 p.m. |