



**Timberhill**  
Townhouse Association  
3355 NW Walnut Blvd  
Corvallis, OR 97330  
www.thta.org

#### **Board Members**

**Gerry Olson**, Secretary | 752-0210  
**Pat Coolican**, President | 754-8469  
**John Seaders**, Maint. Chair | 757-8710  
**Tom Genné** Landscape & Paint Chair | 752-1291  
**John Nimmo**, Exterior Lighting | 754-9857

#### **Committee Chairs**

**John Shea**, Treasurer & Webmaster | 754-6832  
**Marian Van Nice**, Clubhouse | 757-0877  
**Pat Coolican**, Clubhouse | 754-8469  
**Bill & Jacki Ford**, Swimming Pool | 757-8600  
**Linda Nimmo**, Insurance | 754-9857

## **Timberhill Townhouse Board Meeting**

## **December 12th, 2016**

**CALL TO ORDER:** The Timberhill Townhouse December Board meeting was called to order at 4:31pm by President Pat Coolican. Board members John Nimmo, Pat Coolican, John Seaders, Tom Genne, and Gerry Olsen were present. Kurt Powell of Willamette Community Management was present. Owners Kathryn Guymon, Perky Genne, Leonard and Judy Maki, Jeff Walker, and Polly Kaye were present. Owner and Treasurer John Shea was present.

**MINUTES:** The Board **ADOPTED** a motion by Pat to approve the minutes from November 14th 2016.

**TREASURER'S REPORT:** The Board reviewed the financial report for November. The Board **ACCEPTED** the financial report for November with a motion by Pat. The Board **ADOPTED** a motion by John to move the end of the year operations account balance to the Reserve account.

#### **OLD BUSINESS:**

**PARKING RESOLUTION:** The Board **ADOPTED** a motion to adopt the revised wording for the Rules and Regulations section 5 Motor Vehicle Parking as noted below:

- 5.1. *The Common Area is all property within the association that is not privately owned as shown on the Benton County Tax Assessor's map.*
- 5.2. *Vehicles defined as boats, trailers, motorcycles, trucks, truck-campers, recreational vehicles and like equipment, or junk cars or other unsightly vehicles, must be parked in the garage or carport (if no garage is available). Parking of said vehicles is not permitted in the Common Area except for the purpose of loading/unloading and cleaning.*
- 5.3. *ALL RESIDENT VEHICLES not included in Section 5.2 must be parked in the garage or carport (if no garage) with the exceptions noted in Sections 5.4 and 5.5.*
- 5.4. *Parking in Marked Visitor Parking Spaces: An owner, resident or visitor's vehicle may be parked overnight for no more than three nights in any given calendar month.*
- 5.5. *Parking on Common Asphalt Areas that are not Marked as Visitor Parking Spaces: An owner, resident or visitor's vehicle may be parked only in front of that unit's garage or carport subject to the following restrictions: 1) Overnight parking for no more than three nights in any given calendar month, 2) Parking that restricts or inhibits other vehicle access is not permitted, and 3) Parking in all other Common Areas is not permitted.*
- 5.6. *Parking on private property within the Association: Parking on asphalt areas is subject to the same restrictions specified in Section 5.5. Parking on non-asphalt areas is not permitted.*
- 5.7. *Any Board member can approve the temporary waiver of any parking rule. Under special circumstances, the Board may approve temporary parking in a designated space in the Common Asphalt Area. At the Board's discretion, there may be a \$30 per month charge for such parking.*
- 5.8. *Vehicles violating any parking rule may be towed at the vehicle owner's expense following one warning in a 6-month period. Alternatively, at the Board's discretion the owner of the unit associated with the offending vehicle may be fined \$15 per day per violation according to the Financial Penalties Resolution in Section 15 of this document.*
- 5.9. *The authorized towing company is:  
B&R Towing: 3065 SE 3rd St, Corvallis, OR 97333 541-757-0458.*
- 5.10. *The Association's management company is:  
Willamette Community Management, 541-602-1775, wcm@willamettecm.com*
- 5.11. *Maximum speed for motor vehicles everywhere inside the Association is 10 mph.*
- 5.12. *Unlicensed motor vehicles may not be operated anywhere in the Association.*
- 5.13. *Noise: In accordance with Oregon law, no motor vehicle shall be operated in such manner as to make unnecessary noise, in particular, illegal or noise-making defective mufflers will not be tolerated.*
- 5.14. *Car repairs must be confined to the garage or carport. Only residents may wash cars in the Association*

**ARC REQUEST:** 3411 made a request to install a sump pump. The Board **ADOPTED** a motion by Tom to accept the proposed plan for a sump pump for 3411 NW Walnut.

**DRYER VENT CLEANING:** The Board will send out a reminder to owners regarding getting dryer vent cleaning in the spring.

#### **COMMITTEE REPORTS:**

**WIFI:** The intermittent problems have been resolved.

**MAINTENANCE:** The common area fence is no longer falling down in front of Ken Gouveia's home.

The Board requested that Dale the Builder treat the moss on sidewalks in the community.

The Board **ADOPTED** a motion to have WCM send letters to an owner in the community requiring the moss to be treated and have the treatment done and charge back the owner if the owner does not have the work done or fine the owner until the job is complete.

**INSURANCE:** One owner still has insurance information that is outstanding.

**CLUBHOUSE:** The toilet is backed up in the clubhouse at the present time.

**POOL REPORT:** There is pooling water next to the pool. John Shea will talk to Bill and Jacki Ford to make sure they are aware of this situation and to investigate how it is connected to the pool replastering work.

**LANDSCAPING:** . There is an arborist that will be coming in December to perform trimming of trees. The estimate for the work will be around \$4,000.

**PAINTING:** The Board made the decision to delay painting until 2018. The property will be inspected in the Spring for spot painting homes with areas in need of coverage. If anyone is aware of a major painting problem on homes, please contact Tom Genne at 541-752-1291.

**LIGHTING:** Premier Electric sent a bid for installing new light fixtures on the north side of 29th at a cost of \$684 per fixture. The Board will review this issue at the following meeting

As a reminder, the assessment is changing beginning January 1st 2017 to be \$210/month.

The meeting adjourned at 5:32pm.