



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

February 13th, 2017

CALL TO ORDER: The Timberhill Townhouse February Board meeting was called to order at 4:30pm 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 Leonard and Judy Maki, Diana Blakney, Jacki Ford, John and Susan Chelini, 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 December 12th 2016.

TREASURER'S REPORT: The Board reviewed the financial report for January. The Board **ACCEPTED** the financial report for January with a motion by Pat.

OLD BUSINESS:

MAINTNENACE: John Seaders noted that between 60-70 sq ft of asphalt needs to be replaced in the community. John Shea noted there are 4 or 5 potholes in the area near his home. John Seaders will gather quotes for work to be completed in April.

John Shea asked how much the Board might be willing to pay to have smaller garbage trucks pick up the trash service in Timberhill Townhouse. The Board discussed how much cost it might save the association in road repairs to get smaller trucks.

PARKING: The Board discussed current parking issues in the association.

COMMITTEE REPORTS:

WIFI: Nothing new to report. Tom Genne requested that the marketing material for prospective owners be modified that "free wifi" isn't advertised to prospective owners as only half of the owners in Timberhill Townhouse currently have wifi coverage. Other owners who aren't hooked up to the wi-fi have to invest in additional equipment to access the wifi. John Shea agreed to review the wording in all web documents.

MAINTENANCE: Nothing additional to report.

INSURANCE: There are three units in question who haven't updated insurance, but all other units are OK at this time.

CLUBHOUSE: Nothing additional to report.

POOL REPORT: The pool resurfacing finished well. The committee needs to determine whether to move toward a liquid chlorine system or a calcium hypochlorite system to replace the current tri-chlor feeder system. Schaefer's gave a liquid chlorine system quote of around \$500. [The system would still need to be activated manually.] Jacki noted the concrete sealer needs to be done again and the tarp that goes around the outside of the chain link fence needs replacement. Finally, the landscapers are blowing debris toward the pool area. Jacki requested that the landscapers blow away from the pool.

LANDSCAPING: The arborist is coming again on the 15th of March to perform structural pruning and other services for the community.

LIGHTING: John had mentioned that all fixtures have been changed to LED bulbs. Consumers Power provided the wrong bulb that could not be in enclosed fixtures. John has replaced around 30 bulbs so far to the new style. Please let John or Linda Nimmo if you see a fixture with a light out.

Last month, John presented a proposal for landscape lighting on the 29th street frontage on the north end of the area on 29th from Premier Electric. The bid came in at \$684/fixture for the LED fixture plus the photocell. Three fixtures will be needed. The Board **ADOPTED** a motion by John to have this project completed.

John discussed two other areas that may need additional lighting - near the alleyways behind 2950 29th and behind 2918 29th. The committee will make recommendations for those situations.

The Board **APPROVED** a request by Polly Kaye to install a motion sensor light on her property.

At 3437 Walnut, there is a temporary fence to enclose the dog. The owner discussed the topic with a Board member. Robin Powel will draft a letter to the owner requesting architectural review committee approval.

PAINTING: John Shea requested that the community review painting in the community this year. The committee will complete a painting inspection this year.

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

The meeting adjourned at 5:30pm.