



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

May 8th, 2017

CALL TO ORDER: The Timberhill Townhouse April Board meeting was called to order at 4:31pm by President Pat Coolican. Board members John Nimmo, Pat Coolican, John Seaders, and Tom Genne were present. Kurt Powell of Willamette Community Management was present. Owners Shirly Pinion, Jacki Ford, Polly Kaye, Ross Acton and Ruth Long, and Leonard and Judy Maki were present. Owner and Treasurer John Shea was present.

MINUTES: The Board **ADOPTED** a motion by Pat to approve the minutes from April 2017.

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

OLD BUSINESS: The Board **ADOPTED** a motion by Pat to accept the revised wording on the Rules and Regulations section 3.5.

COMMITTEE REPORTS:

WIFI: Nothing new to report.

MAINTENANCE: ED Hughes is going to give a bid to repair asphalt in the association. The Board **ADOPTED** a motion by John Seaders to replace a section of fencing along the edge of the association which is between 100-180 ft long.

INSURANCE: The Board **ADOPTED** a motion by Pat to move ahead with the financial penalties resolution for an owner who has not sent in their insurance declaration.

CLUBHOUSE: Nothing additional to report.

POOL REPORT: NW Natural came today to turn on the natural gas to the pool house. The heater is making a strange noise. The plan to modify the chlorination system from stabilized chlorine to liquid chlorine is on hold. The committee is currently finding out the success of other organizations with the new system.

LANDSCAPING: The ground is finally drying out. The arborist will be coming in July of this year.

PAINTING: Miller Paint walked with Tom Genne to discuss buildings needing painting attention prior to painting this next year. The cost range is going to be between \$15,000-\$20,000. The painting cycle will start next year. The Board **ADOPTED** a motion to have touch up painting finished this year for all buildings at an estimated cost of \$15-\$20k.

LIGHTING: John Nimmo is still exploring LED lighting for the community.

GARBAGE/RECYCLE BINS: At the last meeting of the Board, there was discussion to change how the garbage company picks up the trash cans in order to minimize wear and tear on the asphalt areas. John made an informal agreement with Republic Services that Timberhill Townhouse Association will be at the beginning of the route so that the garbage trucks will be lighter during the driving around.

NEW BUSINESS: The annual meeting is June 12th at 7pm followed by the June Board meeting.

MOSS CONTROL SIDEWALKS/DRIVEWAYS: Len & Judy Maki agreed to coordinate moss removal on sidewalks and driveways. We have person to do this but first members of the landscape committee need to get info to Pat for their area.

2916 NW 29th has requested a structure to keep the rain out between the garage and her home. The Board **APPROVED** the request for the owner with a motion by Tom.

The owner at 2812 NW 29th made a written request with details for a new deck, a new roof, and new windows. The owner would also like to repair the fence between their home and the neighboring home, install a pergola with a retractable awning or trellis. The Board **ADOPTED** the request for the owner with a motion by Tom with conditions that the Board will confirm the colors of the canopy, roof, deck, and windows.

The meeting adjourned at 5:30pm.