



Board Members
Gerry Olson, Secretary | 752-0210
Robin Powel, President | 754-8469
John Seaders, Maint. Chair | 250-2620
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
Bill & Jacki Ford, Swimming Pool | 757-8600
Linda Nimmo, Insurance | 754-9857

Timberhill Townhouse Board Meeting

August 15th, 2017

CALL TO ORDER: The Timberhill Townhouse July Board meeting was called to order at 4:30pm by Board members Robin Powel, Tom Genne, John Seaders, Gerry Olson, and John Nimmo were present. John Shea, owner and Treasurer, was also present. Owners Len and Judy Maki, Bill and Diana Blakney, Bill Lagerquist, Jacki Ford were present. Kurt Powell of Willamette Community Management was also present.

MINUTES: The Board **ADOPTED** a motion by John to approve the minutes from July 11th 2017.

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

BOARD MEETING DATES: The Board meeting dates were adjusted to be the third Tuesday of each month..

PARKING RULES: The Board reviewed the current parking rules for the Timberhill Townhouse Homeowners Association. John Shea brought to the Board's attention a person using visitor parking frequently during the day. The Board noted the intent of the parking rules is to have all resident vehicles being parked in the carport or garage.

BORROWING CLUBHOUSE TABLES: One owner presented a request to the Board to allow an owner to borrow the clubhouse tables on September 15th and 16th. The Board **DENIED** the request with a motion by Robin that also stated that clubhouse furniture is not available for rent or borrowing.

AIR BNB QUESTION: The Board reviewed Air BnB rules. The Board does not have any jurisdiction to create rules restricting or administrating rental units.

CLUBHOUSE BATHROOMS: John Nimmo said the bathroom at the clubhouse was in need of maintenance. Gerry Olsen is currently keeping track of maintenance of the restrooms at the clubhouse. John Nimmo is asking around if adjacent owners are willing to oversee this particular issue

COMMITTEE REPORTS:

WIFI: Nothing new to report.

MAINTENANCE: The Board received a quote from ED Hughes for asphalt repair to the community in the realm of \$15,000. The Board **ADOPTED** a motion to approve this contract.

POOL: The Board of Directors reviewed the pool plaster installation by Genesis Pools. The Board will review this topic at the next Board meeting. The Board **ADOPTED** a motion by Tom to hire Emerald Pool out of Salem to review the heater on site at Timberhill Townhouse to see if it was damaged during the plaster installation. Jacki noted there were some people drinking out of glass bottles at the pool. The Board is considering getting quotes to install security cameras on site.

LANDSCAPING: The arborist is coming this year and the committee is continuing to keep a good eye on the lawn and keep things green.

PAINTING: Tom reported that he has a verbal agreement with the painter to do touch up this year.

EXTERIOR LIGHTING: The electrician completed work in the clubhouse recently.

GARAGE SALE: The Garage Sale will be 9/15 and 9/16 from 9am to 3pm. Robin Heeter is in charge of advertising, putting up signs and making a map of the addresses participating. So far we have 5 participants

Information: ASAP Robin Heeter 541-740-3526 Robinluann1953@live.com

OWNER REQUESTS: The Board **ADOPTED** a motion to approve the request for unit 3347 to replace the front siding with the same color and materials and to approve the request for unit 3301 with 30 year shingles with the same color to match the neighbors.

The Board **ADOPTED** a motion to share the cost of the investigation of the location of the home shut off valve for 3325 to find the shut off valve for the water to the home..

The Board **ADOPTED** a motion by Robin to approve the report for 2918 to approve the replacement of the windows with the same size and tan color to match the other units in the building.

The meeting adjourned at 5:40pm.

Important Dates:

Garbage Bins: Pickup every other Tuesday, 8/22, 9/5, 9/19

Recycle and Yard Debris Bins: Pickup every Tuesday

Glass Pickup: Tuesday 9/12

Next Board Meeting Date: Tuesday, 9/19