



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

October 17th, 2017

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

MINUTES: The Board **ADOPTED** a motion by Gerry to approve the minutes from August 16th 2017.

TREASURER'S REPORT: The Board postponed review of the financial report until later in the meeting when the treasurer could be present.

CLUBHOUSE BATHROOM HEATER: The Board reviewed and **ADOPTED** a motion by John to approve a quote from Premier Electric to have space heaters installed in the wall of the clubhouse bathroom in order to keep pipes from freezing for a cost up to \$1000. John Nimmo will manage the project.

Michael Ingram is the main contact for a plumbing emergency for the clubhouse bathroom for the Timberhill Townhouse Homeowners Association.

COMMITTEE REPORTS:

WIFI: Nothing new to report.

INSURANCE: Linda Nimmo is working on a few individuals to forward insurance information to the association.

MAINTENANCE: ED Hughes has been contacted a number of times but the road work has not begun. Unfortunately, the road work will not likely happen this calendar year. The Board **ADOPTED** a motion by John to have John Seaders oversee cold patching work for the holes in the asphalt. Volunteers are needed to install/pound in cold patch asphalt into the existing holes. Interested owners can contact John Seaders for coordinating the work.

POOL: The Board of Directors reviewed the report by Willamette Community Management based on information from Emerald Outdoor Living and Raypak Inc. It appears as though the current staining of the pool has more to do with the current plumbing of the pipes at Timberhill Townhouse HOA and less to do with the pool plaster installation by Genesis Pools. The Board **ADOPTED** a motion not to pursue any suit against Genesis Pool LLC at this time.

John Nimmo is looking into solar panels for the pool heat/power and/or clubhouse power.

CLUBHOUSE/SOCIAL: Gerry Olsen is looking into having the clubhouse cleaning completed. The Board **ADOPTED** a motion by Gerry to sign out a key for the clubhouse cleaning vendor Debbie Keen and to hire her to clean the clubhouse 3-4 times per year and to clean and check the bathrooms regularly.

LANDSCAPING: The resident at 3437 NW Walnut feels the sprinklers shooting toward the home have caused dry rot on an exterior wall of the home and mold on an interior wall. The Board asked the owner to investigate the repair and bring details back to the Board once they identify the source of the damage.

PAINTING: The bid with the painter was signed. Many of the areas have been scraped but not feathered out.

EXTERIOR LIGHTING: Two repairs at 2886 and 3225 are needed and are likely just photocells that are out. The repairs will be added to the scope of work for Premier Electric.

TREASURER REPORTS: The association remains on budget at this time. WCM will work with John Shea to create an initial budget for 2018.

The Board **ADOPTED** a motion by Gerry to have the moss cleaned off the roof of the clubhouse.

OWNER REQUESTS: Jacki asked about the sidewalks in front of the houses on the public streets. [The City of Corvallis is responsible for repairing concrete sidewalks next to the public streets.] If owners are aware of concrete that is cracked or raised up due to tree roots, you can make a request to publicworks@corvallisoregon.gov to have them review the issues.

The association does not take a stand for or against the activities happening around the plot of land above and beside the Timberhill area where there were at one time proposed apartments for student housing. The association encourages owners to be involved and get educated if they feel strongly about this particular topic.

There is a resident who hasn't picked up dog poop from her yard, and it's causing the landscapers not to be able to sufficiently do their job. The Board **ADOPTED** a motion by Robin to have WCM contact the owner to have them take care of it.

The meeting adjourned at 5:25pm.

Important Dates:

Garbage Bins: Pickup every other Tuesday, 10/31, 11/14, and 11/28

Recycle and Yard Debris Bins: Pickup every Tuesday

Glass Pickup: Tuesday 11/14

Next Board Meeting Date: Tuesday, 11/21