

TWH HOA MTG 2/22/07

CTO: 7:05pm

Present: Debby Dearden
Lauranell Scarfo
Babe O'Sullivan
Joe Grandy
Ingrid Gevers

Also Present: 6 HOA Members

I. Financial Update

A. Review of financials – NWCM Company financials are based on what is paid – not expenses that have been incurred, but not paid yet. As projects are going along it may not be reflected in the financial statements until paid. NWCM is changing accounting systems in 2007 to an accrual based system and get away from a cash based system.

B. Review of Requests #100

- i. Reimbursement request #100 – The Board received a request to reconsider reimbursement for plumbing repair at this unit. Kathy Hutchinson of NWCM investigated the plumbing repair with the plumbing company and found that the clog was several feet out and therefore is the responsibility of the HOA. Babe moved to approve the request for reimbursement. Joe seconded, passed 5-0
- ii. 2 Reimbursement requests #116 – (1) owner request for dryer vent cleaning was approved by Marcie Morgan of NWCM without asking the board. Owner is now requesting reimbursement for the cost of the cleaning. Babe moved to approve the request, Joe seconded, passed 5-0.
(2) Owner is making second request for reimbursement for plumbing repair. NWCM recommended that we don't approve this as it isn't all HOA responsibility. Babe moved that we defer this request until we get more information from the plumbing company before the next board meeting. Lauranell seconded, passed 5-0.

II. Maintenance

A. Dryer Vents – work continues on cleaning all the dryer vents,

which will be done by the end of the month.

- B. Maintenance calendar – several changes/corrections were made to the calendar. Babe will send it out to all board members shortly, and formally approve it at next board meeting.

III. Other Repairs/Projects

- A. Plumbing repair (units 69- 72) – can't be completed until the weather improves. There is no problem in the units. The repair is outside.
- A. Sewer repair has become a bigger project than we expected. Although it had been approved by an inspector when installed years ago, the grading is not right and cannot be corrected so a pump will need to be installed. Once the first area was done we inspected further down the line and found more collapsed areas. Work will start shortly to finish this new area. The weather is a factor. It cannot be done in rains because they are digging deep trenches. The rest of the line is clear. There is an electrical vault and tree roots that are causing problems to the sidewalk, parking lot, and sewer. There may be some problems with the irrigation system as well.
- B. Mailboxes - We approved a budget, supply list, and the contractor, but there were problems with his schedule that caused the project to happen sooner than expected, we weren't able to inform people properly about the distribution of keys and transfer of mail. The workmanship is not what we expected. It is inferior and not acceptable. The conclusion is that we will not have this contractor do any more work on this project. Marcie approved this to be pre- paid without HOA approval. Kathy is going to attempt to work this through with the contractor and find another contractor to repair and complete the project. NWCM will be responsible for the pre- paid contract.
- C. Leaf removal – Babe notified NWCM that she had approved \$948.00 bid by Willamette Landscape to remove leaves and cleanup the property. This is a one time only contract to get this done.
- D. Survey of property boundaries - Debby moved to have the property locators put in permanently Babe seconded passed 5- 0.

IV. Committee reports

- A. Landscape – Ingrid recommended pursuing a contract with Showcase Landscaping as suggested by Kathy at NWCM. She will have a contract proposal for the next meeting.
- B. Pest Control – 2 proposals. Babe moved that we approve a

contract with Alpha Pest Control for general service. Luranell seconded, passed 5-0.

Spider treatment proposal – we will ask Alpha to inspect and treat as needed.

- C. Architectural review committee - Joe moved that we adopt the deck resolution as proposed. Luranell seconded, passed 5-0. Satellite dish policy (language suggested by our attorney) - Joe moved that we adopt the policy – Debby seconded, passed 5-0. Babe will format the resolution for signature before next meeting.

- D. Application for air conditioning system - #111 – Joe moved that the request be approved, Debbie seconded, passed 4-0.

V. Legal

Litigation – Mediation is expected to be scheduled for July 2007 and the trial date is scheduled for January 2008.

Mtg. adjourned 8:27pm