

# **The Stanford Townhomes Home Owner's Association**

## **Board of Directors Meeting**

June 21, 2007

Sign in, Call to Order, Welcome (7:00 pm)

Attendees: Nancy Butler-Neary (President), Bruce De Young (Treasurer), and Dave Stubbs (DLS Associates). Owners Susan Watson, Patty Brown, Jeff and Carrie Ohren, owners representatives Charlotte Fleming (Sunnybrook Development) and Mary Morris (Timberhill Realty).

Open Forum: – (Homeowners raise concerns to the Board; Target: ½ hour max)

1. Charlotte asked the owners if the problem with nesting birds had been resolved. The owners said the problem was solved.
2. Mary inquired if there was a “summary” of the most important CC&R issues that could be given to her tenants. Dave noted that it is not recommended for the HOA to provide such a document. However Charlotte offered to highlight the important sections for Mary.
3. There was a general consensus that the problems with garbage cans left out and resident parking issues have improved, however there remains some parking problems that will likely be resolved when the parking area stripes are painted.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on May 17, 2007 – Bob
  - a. Bob Burke was not in attendance. Nancy and Bruce approve the minutes.
2. Treasurer's Report – Bruce
  - a. The checking account statements balance. \$700 was deposited to the wrong account at the credit union, however this is being corrected. Accounts total \$17,503.46 of which \$14,000 is in interest bearing accounts. The Treasurer's report was approved.
3. ARC Review – Dave
  - a. There is one request to install two satellite dishes by the resident of 1636 SW Stanford. Dave recommended that these responded to in a timely manner. Also, that a policy be developed; specifically, to restrict roof installation that involve placing holes in the roofing material. The Board approved the installation and asked Dave to notify the owner of the approval and the installation restrictions.

Information and Input Items:

1. Financial Statements. – Dave said he had not received a bill from the landscape contractor yet.
2. Update on parking lot sealing and striping. – Dave has obtained two bids, one for \$2,215 for a single coat and one from another contractor for \$2,617 for a double coat. The double-coat is guaranteed for 5 years. The Board approved the double-coat. The contractor has not provided a cost estimate for painting the fire lane

- areas, however Dave believes this will be a minimal additional cost and recommended that the board proceed with designating the fire lanes.
3. Updating on the house numbers for the garage sides of the units. Dave said the numbers have been paid for and he is waiting delivery. Charlotte volunteered to create a template and Rick South offered to assist, but not oversee, the project.
  4. Jeff Ohren presented a drawing of the proposed structure to cover the mailbox stanchions. He estimated the cost for materials to be approximately \$600. He will determine if a permit is needed from the City of Corvallis and if the USPS has any restrictions or requirements regarding the cover.
  5. The Board discussed the issue of changing the CC&Rs to allow placement of personal basketball hoops in the development. It was decided to entertain some possibilities up for discussion on the HOA's new Yahoo discussion group.

Decision Items:

1. Collection of delinquent HOA assessments. – One owner is currently in default. With the passage of the resolutions to the CC&Rs, effective July 1<sup>st</sup>, the HOA is now empowered to levy late charges and interest against delinquent accounts. The owner in question will be sent a second notice by certified mail on July 1st.
2. ARC request for satellite dish installation. – The Board decided that satellite dish installations must be “professionally installed” and not place holes in the roofing material.
3. Decision on proposal to submit to a vote of the owners to change the CC&Rs to allow basketball hoops – The decision was tabled until the owners could discuss this issue on the Yahoo group.
4. The next Board meeting will be Thursday, August 16, 2007.

The Board adjourned at 8:43 PM

Respectfully submitted,  
Robert Neary for Bob Burke, Secretary