

## Stanford Townhomes Home Owner's Association

### Board of Directors Meeting

April 7<sup>th</sup> 2009

Sign in call to order, welcome (7:00 pm)

Attendees: Nancy Butler-Neary (President), Robert Neary (Owner), Bruce DeYoung (Treasurer), Jeff Ohren (Secretary), Carrie Ohren (Owner), Garrett and Kellyn Goodwin (Owners #19), Susan Watson (Owner #12) and Dave Stubbs (Willamette Community Management).

### Open Forum

1. Robert brought up the fact that there is white material on some of the brickwork around the town homes. Garrett mentioned that probably happened because much of the masonry work was done in wet weather and never dried out completely. We will find some sort of spray or washing method to remove the white growth.

2. Susan McCracken called the HOA about leaking water around the windows in her unit. Dave found out many units have this same problem; most of these units are facing the west (units #6 through #10). Dave got in contact with Sprick roofing about the problem. They said the problem was due to the lack of a Z metal strip that is supposed to be above each window to direct water away from the inside of the siding.

3. Noise issues came to the table. Susan Watson said the noise coming from the occupants in unit #11, the Mullers' property, has stopped. Kellyn and Garrett said they have had noise issues with the units on either side of them, #18 and #20. The board and Dave instructed them to call the police for any other complaints and let him know about it.

4. We all talked about the parking situation; there are still a lot of occupants not using their garages for parking. We all have talked about this before and will leave it on the table for now.

### Treasury Report

1. Bruce De Young reported we had an increase in funds of \$1,300.00 for the month ending February and \$2,100.00 ending in March. Year to date we are up approximately \$4,000.00 for a total net total of all accounts of \$34,000.00.

Bruce also noted that American Landscape's service stopped half way through March; Trugreen is our new landscape service now.

### Minutes Report

1. The last two minutes reports; Feb 10<sup>th</sup>, 2009 and Dec 11<sup>th</sup>, 2008, have been Okayed by Nancy and the board.

### Information and Input Items

1. Robert Neary informed the board that the courtyard lighting will be starting soon. This issue was Okayed by the board on line. Jeff Ohren made a motion to approve this project and the board is in agreement.

### ARC Requests

1. None.

### Landscape

1. Trugreen, our new landscape company, is working out well so far. Dave will have a walk around with them because we did seem to have some winter weather kill problems. After we figure out which plants have survived and which died we will decide if they need to be replaced or not.

Dave also informed the board that Trugreen told him the irrigation system is sub-par and may need to be replaced in the future.

The board adjourned at 7:58 pm. The next meeting will be at Bruce's home on June 10<sup>th</sup>, 2009.

Respectfully submitted, Jeff Ohren, Secretary.