

Stanford Townhouse Home Owner's Association
Board of Directors Meeting
June 10th 2009

Sign in call to order, welcome (7:03 pm)

Attendees: Nancy Butler-Neary (President), Robert Neary (Owner), Bruce DeYoung (Treasurer), Jeff Ohren (Secretary), Carrie Ohren (Owner), and Dave Stubbs (Willamette Community Management).

Open Forum

1. Robert noticed brown spots in the lawn. Dave said he had been in contact with Trugreen they are working on getting all the sprinklers working correctly.
2. Jeff brought to the attention of the board that there is a bird nest in the roof area of the #2 unit, 5420 Windflower. There is a large amount of bird excrement running down the side of the building. Dave will notify Charlotte about this problem; she is the property manager for this unit.

Treasury Report

1. Bruce De Young reported we stayed about even on funds for the month of April. The beginning balance was \$33,281.96 and the ending balance was \$33,261.52 this was due to many bills in April. We had a final payment to American Landscaping, the new bill from Trugreen plus another half month fees (for March) from them and a crane fly treatment; in addition we paid Dave Stubbs for his services. Bruce reported for May we had a net gain of \$942.96 because of more HOA fees collected and less bills overall. That was the end of the treasury report.

Minutes Report

1. The minutes report; April 7th 2009, have been okayed by Nancy and the board.

ARC Requests

1. None.

Information and Input Items

1. Robert brought to our attention that Premier Electric started our courtyard lighting project and it is under way as we speak. He noted it was late getting started but we are all happy the project is under way. Robert has done a great job taking care of this upgrade for us all.
2. The next issue is the defective window installations reported on by our president Nancy Butler-Neary. Nancy spent some time and money talking to a lawyer, Thomas Gallagher, about our situation. He informed Nancy that the HOA itself cannot make a claim against the builder, Matt South, or the developer, Equity Ventures; any claims would have to be filed by each individual property owner.
The board will work on a letter to all the owners to notify them of this situation. This way the owners can coordinate with one another to pursue claims against

the builder and or coordinate repairs on a group basis. This way saving money on repairs, although all legal costs would be taken on individually.

We did have a lawyer fee from Tom Gallagher when Nancy talked to him on behalf of the HOA for the amount of \$286.00, Jeff O. okayed this expenditure and Bruce D. seconded it.

3. Nancy and Bob had a special presentation. Jeff was awarded with a very nice "Built by Jeff O." plaque to be put on the mail box structure; he was extremely honored and will install it right away. Thank you, Nancy and Bob.

Landscape

1. We have an issue with chopped up water sprinkler lines. When the electrical company was trenching for power to the new courtyard lighting they ran over our water sprinkler lines in many places with the trenching machine. This has just happened so Bob will talk to Premier Electric to take care of this problem.

Decision Items

1. The board will create a notification letter describing the window and door "Z" flashing problem and get it sent out to all owners as soon as possible. Jeff will write a description of the problem and Nancy and Bob will put it all together and Dave will get it sent out to each owner, with copies to any property managers.

2. Dave reported our \$10,000.00 cash deposit is maturing soon. He said it may be just as good to put it back into the money market account because C.D. rates are low now. Dave will check out the rates and probably put the money into the money market account, the board was ok with this for now until other rates get better.

3. Nancy asked if we should have another summer social. The rest of the board thought it was a good idea to have one. The date for the social will be July 15th at 6:30 pm in the newly lit up courtyard area.

The board adjourned at 8:30 pm. The next meeting will be at Bruce's home July 15th sometime after the summer social is concluded, probably 7:00 or 7:30 pm.

Respectfully submitted, Jeff Ohren, Secretary.