

Stanford Townhouse Home Owner's Association  
Board of Directors Meeting  
July 15<sup>th</sup>, 2009

Sign in call to order, welcome (7:21 pm)

Attendees: Nancy Butler-Neary (President), Robert Neary (owner), Bruce DeYoung (Treasurer), Jeff Ohren (Secretary), Carrie Ohren (owner), and Dave Stubbs (Willamette Community Management), John Watson (owner #12), Storm McCracken (owner #9), and Patricia Brown (owner #20).

Open Forum

1. The Ice-cream social went well, we had a few new faces show up, Storm and Susan McCracken, John Watson and Pattie Brown as well as Garrett and Kellyn Goodwin and their new baby boy. Thank you Nancy and Bob!
2. Jeff reported that a strange man had been walking through the courtyard area on many occasions. Jeff had talked to him once and told him this was private property and that he could use the sidewalk around the town homes instead of cutting through our courtyard, he said he would in the future.

Treasury Report

1. Bruce reported we moved our CD money into the regular money market account. Dave mentioned that I.N.G. has a CD of 12 to 18 months at a rate of around 2% to 2.25%. Bruce made a motion to put at least \$10,000 into this account. Nancy seconded the motion.

All funds total to date is \$35,101. We had bills from Trugreen, Thomas Gallagher, (Lawyer fees) and regular fees from Dave Stubbs. Bruce also reported, since the last meeting we had \$2,200 in deposits.

Minutes Report

1. Nancy had a few alterations to the June 10<sup>th</sup> minutes that Jeff will take care of by the next meeting.

ARC Requests

1. None.

Information and Input Items

1. Dave brought up a landscape proposal from Trugreen. They would like to upgrade the center courtyard sprinkler system to a Hunter control valve system on two valve or circuit system, instead of the single valve system we have now. This new system would be \$1,275.00 and water the courtyard lawn on one valve and the plant-beds on the other valve or circuit. The board was in agreement for this improvement, although the board did want to know if this new system could be hooked up to hard line power, instead of battery power. Dave will find out and report back to the board.

2. The next issue also reported on by Dave for Trugreen was improvements to the grounds. This cost would be \$1,337.00 and would include re-seeding the dirt area at the N.E. corner of the property, replacing eleven dead azalea plants around the property and replacing one Japanese maple tree on the Windflower side of the town homes.

Jeff motioned to do this work except for the replacement of the maple tree since it is \$280.00 by itself; Bruce seconded the motion. Bob suggested putting grass in where the tree was, or a shrub or something.

#### Closing Issues

1. The Board and owners talked more about the window leakage situation at great length. Nancy clarified much of what has already been covered on the previous meetings with the owners that attended today. Nancy did send around a sheet to owners that were interested to contribute \$50.00 each towards legal proceeding for a form letter that each owner could use to bring litigation in small claims court, upon the builder for the window defect.

The board adjourned at 8:20 pm. The next meeting will be at Bruce's home August 19<sup>th</sup> at 7:00 pm.

Respectfully submitted, Jeff Ohren, Secretary.