

**Stanford Townhouse Home Owner's Association
Board of Directors Meeting
August 19th, 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), and Dave Stubbs (Willamette Community Management).

Open Forum

1. Bruce reported that the garage door on #2 unit is finally painted. Thank you Dave for getting hold of Charlotte to get this done, finally.
2. Dave reported that Charlotte is retiring from her property management position of Mr. Freeds town homes #1 through #4. A property management company from Albany will be taking over Charlotte's job.
3. Premier Electric still has not submitted a bill to us yet, for the courtyard lighting project. We have already paid Trugreen to fix the irrigation lines that Premier damaged during the lighting project.

Treasury Report

1. Bruce reported we had some unusual expenses from Trugreen. There were irrigation line repairs in the courtyard area, as well as other locations that needed sprinkler heads and batteries for the controllers. All repairs for this time period added up to \$1,708.00. We had deposits of \$3,000.00 since the last meeting and our total of all accounts equal \$35,549.51. We still need to move some of our money (about \$10,000.00) into the I.N.G. Demand deposit account.

Minutes Report

1. Nancy okayed the minutes for June 10th, after Jeff made some alterations and the minutes for July 15th are okayed also.

ARC Requests

1. None.

Information and Input Items

1. Trugreen still needs to get back to us about hooking the upgraded courtyard sprinkler system to hard line power. Dave is taking care of this situation.
2. The window Z flashing situation is coming to an end soon. Henderer construction will be repairing seven units very soon and he is not interested in doing any more as they are busy at this time. Mark from Precision Improvement has six confirmed owners units to repair at this time. We hope there are three more confirmations so we can get to the ten-unit discount level.
3. Nancy has been in contact with Doug Gallagher; a lawyer, about the Z flashing situation. He said he would not be interested in doing the paperwork for multiple owners that wanted to take legal proceeding. Nancy reported there is another firm that deals with building defects like ours, his name is Dean Aldridge. Nancy will know more tomorrow if they can help us with this situation, but Nancy said the cost involved probably would not make sense to make any claims against the builders.

The board adjourned at 8:50 pm. The next meeting will be at Bruce's home October 15th at 7:00 pm.

Respectfully submitted, Jeff Ohren, Secretary.