

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

Sign in call to order, welcome ( 6:30pm)

Attendees: Nancy Butler-Neary (President), Robert Neary (owner), Bruce DeYoung (Treasurer), Jeff Ohren (Secretary), Carrie Ohren (owner), and Dave Stubbs along with Kurt and Beth Powell (Willamette Community Management).

Open Forum

1. The courtyard area has been very wet lately. It seems like the irrigation system is watering this area way too much, it is muddy and unusable for use. Dave will bring this to TruGreen's attention.
2. Jeff mentioned that another large plant has died on the corner of the property of 1727 Stanford unit #15. This is the second large plant that has died in this area. This plant will need to be replaced in the future. Note: this plant died shortly after TruGreen's walk through of dying plants that needed to be replaced.

Housekeeping and Report Items

Minutes Report

1. Nancy approved the minutes from August 19<sup>th</sup>.

Treasury Report

1. Bruce reported we transferred \$20,000.00 to ING Direct saving. We also have money in the OSU Fed money market and saving. The total assets at this time are a total of \$29,133.49.
2. Bruce also mentioned the Premier Electric's bill finally came in; as well as some extra bills from TruGreen for replanting grass around the courtyard area and such for a total of expenses that add up to \$8,063.37 for this time period.
3. Dave brought up the fact that #6 unit is in foreclosure. Nancy is concerned that we receive all back due HOA fees on this property. Dave said we should get all our money from the bank upon settlement of this property. Dave will file a notice to the bank to make sure they know they owe money to the HOA.

ARC Requests

1. None.

Information and Input Items

1. Many owners have had Z flashing installed over the windows and doors of their units at this time. Henderer Construction and Precision Improvement did the repairs on the units. Most all of the units have been repaired. Three or four owners chose not to have the improvements done.
2. Dave reported that he had talked to TruGreen about improving the sprinkler controllers to 115 volt hard line system, since we have power to the courtyard area now, but this would be way more money to upgrade to such a system. We

all decided an upgraded battery operated system would make more sense. We will talk more about this during the winter.

3. Nancy and Bob will be attending a HOA forum in Wilsonville on October 24<sup>th</sup>. They will be talking about legal advice and situations that HOA's get involved in as well as other concerns that board members need to deal with. Nancy and Bob invited any and all of us to attend with them.

#### Decision Items

1. We have a budget overview from January 2010 to December 2010. The board approved this budget with Dave's blessings. He said it looked good. Dave did say that we should add aerating and thatching of the grass areas; every other year, to the budget.

The board adjourned at 7:25 pm. The next meeting will be at Bruce's home December 2<sup>nd</sup> at 7:00 pm. This will be the annual meeting. When the annual meeting is finished the regular board meeting will start. We look forward to seeing everyone that can show up.

Respectfully submitted,  
Jeff Ohren, Secretary