

**Stanford Townhouse Home Owner's Association
Board of Directors Meeting
December 2nd 2009**

Sign in call to order, welcome (7:12pm)

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

Open Forum

1. Dave talked about the brown spots in the grass around the property. Tru-Green is aware of this and the problem is crane flies. Tru-Green has already sprayed in October and November; there will also be a spray in February.
2. There was general talk about the courtyard area being too wet; we have talked about this before. There is a problem with the irrigation system. This issue will be talked about later during this meeting.

Minutes Report

1. Nancy gave the minutes from the last board meeting an O.K. But Jeff needs to fix one date.

Treasury Report

1. Bruce reported that we have \$20,023.00 in our I.N.G. account. Our total beginning balance for October was \$29,552.94 the ending balance for Oct. was \$28,649.00. The total balance decline is because of heavy bills for the month.
 - A. Liability insurance.....\$1,211.00
 - B. Tru-Green bill.....\$1,056.86
 - C. Utility bills.....\$700.00
2. Bruce will report on the November and December treasury report at the next meeting in February since he didn't have information on Nov. at this meeting.
3. Dave Stubbs reported that we did receive our back HOA dues on unit #6, which sold.

ARC Requests

1. None.

Information and Input Items

1. A landscape upgrade proposal came in from Tru-Green; Dave said it totaled \$5,297.00. This included many upgrades to the irrigation system all around the property. The courtyard improvements would equal \$1,275.00. We all agreed this would be a good improvement since part of the courtyard was a swamp and other parts were dead grass. The improvement includes more sprinkler heads and a better battery operated multiple valve system. Nancy moved to have this improvement done. Jeff seconded the motion.
2. The group moved on to talk about a "Stanford Townhomes" sign in front of the property in the swale area. We may have to wait longer because we need to let

the maintenance bond expire which happens after three years or so; which happens to be about now. We will talk more about this in the near future. Carrie Ohren will do a little research in the mean time on the types of signs we may want.

3. Nancy and Bob attended the HOA forum meeting in Wilsonville on Oct. 24th. They said it was a good meeting full of information. There were 300-400 people in attendance and speakers consisted of lawyers and other professionals in the property management field. The group thanked Nancy and Bob for going above and beyond the call of duty to make sure everything runs well with our operation.

Decision Items

1. Irrigation improvement project on the courtyard is okayed. Dave will inform Tru-Green to proceed.

2. The group agreed to reimburse Nancy for the HOA forum fee of \$30.00.

3. The one empty board position will be filled by Jeff Ohren in the secretary position for the next two years. Nancy Butler-Neary will continue on as president and Bruce DeYoung will be treasurer. Both of these positions will expire next year.

The board adjourned at 7:58pm. The next meeting will be at Bruce's home February 10th at 7:00 pm.

Respectfully submitted,
Jeff Ohren, Secretary.