

**Stanford Townhouse Home Owner's Association
Board of Directors Meeting
May 5th, 2010**

Sign- in, call to order, welcome (7:02pm)

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. Jeff reported that the gaps under many porch areas are getting worse., as well as being a big eye sore. We are concerned that small critters can make there homes in there. We will look into this further to figure out some kind of remedy, like concrete or something else injected into the void to fill it.

ARC Requests

1. Jeff and Carrie Ohren would like to install a Storm/Screen door on the front door of their unit. It is made by Anderson window and door company; it is very good quality, made out of heavy duty aluminum and would be green to match the trim color of the units. The board approved the door. Dave suggested that Jeff and Carrie send an E-mail with a picture and description of the type of door that was to be installed; Carrie said she would do that.

Minutes Report

1. There is one wording correction to make on the first paragraph of the treasury report; other than that, Nancy gave the minutes from the last board meeting (February 10th) an O.K.

Treasury Report

1. Bruce reported that we have February deposits of \$2,100. The only unusual expense was the irrigation upgrade in the courtyard area for \$1,260. This charge came up on Feb. 19th. Bruce also noted that we had a yearly gain in our I.N.G. account of \$81.12. The ending balance of all our accounts at the end of February equal \$30,811.97.

2. For March, Bruce reported we had deposits of \$1,700. We had two months of service charged in this month from Willamette Community Management; as well as some extra spraying fees from TruGreen. Our total accounts balance up to the end of March is \$31,363.22.

3. Dave Stubbs reported that he would be moving more money into our I.N.G. account soon since it is the only account that is growing much at all. The board was in agreement.

Information and Input Items

1. Dave reported that we have many plants around the property with large dead spots caused by the bitter cold weather this winter. In some cases the whole plant has died. The cold only affected a particular species of plants that we have.

TruGreen has given us a bid to replace all the effected plants. It will be \$710 to have them all replaced. The new plants will be a different species that will hold up better in the cold weather.

2. Dave reported that all the crane fly spraying is done for this season and it worked out well, no big bare spots anywhere in the lawn areas.

3. Kurt updated us on our proposed changes to the two parking spaces between unit #5 and #6. Kurt talked to Bob Richardson in the planning department in town, he said there is major and minor modifications to parking areas, the cheaper of the two would cost us \$2,000 in fees! None of the board members are interested in these high fees but Kurt said there is an alternative. We will keep this area for parking, but it will be for motorcycle parking only. We will re-stripe this area as motorcycle parking only which will insure that no cars can park in this area that would block the Harris' access to their garage; doing this, we will have no fees from the city or county. Thanks to Kurt for all his work on this issue.

4. Curb repainting and striping needs to be done soon. Kurt contacted six different companies for bids. Kurt received bids ranging from over \$1,000 to \$575.

5. We need to get some new bark mulch spread around the plant beds. Dave and Kurt will report back to us on this. They have a couple of different companies they know of that do this.

Decision Items

1. The board gave the plant replacement project an O.K. We will pay TruGreen \$710 to replace plants that were damaged by the extremely cold weather this winter.

2. We will get the curbs re-painted and lines redone by Greggs Stripe-a-lot LLC out of Kaiser. They gave us a bid of \$575.36 for pressure washing and painting of all the curbs and lines. They will also paint lines and lettering for our new motorcycle parking area.

The board adjourned at 8:10 pm. The next meeting will be at Bruce's home Tuesday July 6th at 7:00 pm.

Respectfully submitted,
Jeff Ohren, Secretary