

**Stanford Townhouse Home Owner's Association
Board of Directors Meeting
July 6th 2010**

Sign-in, call to order, welcome (7:07 pm)

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. A red pickup truck has been parked on Windflower for two weeks now. The board is wondering who this truck belongs to, or if it has been abandoned. We will keep an eye on this situation.
2. Nancy said she posted a reminder on the silver Nissan Altima owned by the occupants in unit #7. This car was parked in the motorcycle parking area.
3. Unit #12 has a new satellite dish standing on the ground. The board talked about this type of installation, everyone said it looked O.K.
4. Bob brought up the issue of the wooden decks needing some sort of sealer on them. The question is who is responsible for this maintenance, the home owner or the H.O.A. We will do more research on this issue.

ARC Requests

1. None.

Minutes Report

1. The minutes were approved by Nancy Butler-Neary as written.

Treasury Report

1. Bruce reported that we have deposits of \$3,200 for April, the money market is at \$10,483 and our I.N.G. account is \$20,427.
2. For March, Bruce reported we had deposits of \$1,500. We had two management fees to pay to Willamette Community Management, as well as two bills from Tru-Green. At the end of May our money market account stands at \$1,485 since we transferred \$10,000 to the I.N.G. account that now is at \$30,667. Total of all accounts is now \$33,692.
3. Dave Stubbs reported that he filed the new state tax that recently passed. We are liable to pay \$150 instead of \$10.

Information and Input Items

1. Kurt reported to the board about the bark-mulch project. The board is in agreement on dark Hemlock bark, it is a bit more expensive but it lasts longer than Douglas fir bark mulch. The Bark Place will be doing the job.
2. Nancy mentioned that a lot of sprinkler heads are not popping up correctly. We will talk with Tru-Green about this situation.
3. The curb painting project turned out well but time will tell if the paint lasts longer than the last paint job we had done.
4. Jeff talked about the big gaps under the porch areas. He will find out if a foundation repair company can correct this problem.

Decision Items

1. The bark dust project was approved by the board. Kurt Powell will take care of this project for us; Thank you Kurt.
2. We talked about widow cleaning for all the units. The board thought individual owners could take care of their own units for now.

The board adjourned at 8:15 pm. The next meeting will be at Bruce's home Tuesday, October 5th at 7:00 pm.

Respectfully submitted,
Jeff Ohren, Secretary