

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

Sign- in, call to order, welcome ( 7:06pm)

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

Open Forum

1. The Mullers in unit #11 mentioned that bark dust was blowing around in their driveway area and piling up in front of their garage door since the new bark-dust was put in. The board will look into this situation. The board did talk about the fact that we do live in a very windy area and Jeff Ohren noted that he had vacuumed and swept up all around his property and common area on many occasions.
2. Bruce DeYoung; who has recently sold his unit #14, brought to our attention that the calking around his support posts on the front door porch area is coming loose. Also the home inspector noticed a problem with the roof soffit area.
3. Nancy brought up a good point. We need to have welcome information packet for new owners and tenants. This might help with all the violations, like parking problems, garbage cans being left out etc. The packet would have CC&Rs as well as meeting times and website information. Kurt said he would work on this with Nancy.

ARC Requests

1. None.

Minutes Report

1. The minutes of the last meeting were approved by Nancy Butler-Neary except for a minor wording change concerning the Nissan Altima parking violation; Jeff will correct this.

Treasury Report

1. Bruce reported in the beginning of June we had a balance of \$33,693 and at the end of that month our balance was \$33,923. We had regular bills as well as Greg's Stripe-A-Lot bill for the curb and parking area painting job.
2. For July Bruce reported we had deposits of \$2,105. By the end of July our balance was \$34,924.
3. For August Bruce reported we had big bills from Farmers Insurance and The Bark Place as well as others, that added up to \$4,333.06. That left us with an ending balance of \$3,2315 for August.

### Information and Input Items

1. The bark-dust job is done and looks great! We also had a crane-fly and moss treatment done on the lawn areas.
2. The gap under the porch area is still a concern. Jeff had just found a foundation repair company in Eugene Or. to ask about this kind of repair; he will talk to them before the next board meeting.
3. The ice cream social had low attendance but all who attended had a good time. Thank you Nancy and Bob.

### Decision Items

1. Robert brought up the fact that we need to have a budget meeting before the next board of directors meeting, it will occur on November 16<sup>th</sup> 2010 at Carrie and Jeff Ohren's residence at 7:00 pm.
2. The annual home owners meeting will occur on December 7<sup>th</sup> 2010, followed by the board of directors meeting at Nancy and Bob's residence located at 5546 SW Redtop Place in Corvallis at 7:00 pm; Bob and Nancy's home is in the same neighborhood, very close to the Stanford Town Homes.

### Special Note

A special thanks goes out to Bruce DeYoung for doing a great job on the treasury reports for the last three plus years in addition to hosting most all of our board of directors meetings at his home. Bruce has recently sold his unit and will be leaving the board of directors. Thank you so much for your time and use of your home Bruce, you will be missed.

The board adjourned at 7:55

Respectfully submitted, Jeff Ohren, Secretary.