

Stanford Townhomes Homeowner's Association
Board of Directors Meeting Minutes, 9-5-12

The meeting of the Board of Directors of Stanford Townhomes HOA was called to order at 7:00pm by President Nancy Butler-Neary. Board members present included Nancy Butler-Neary. Susie McCracken was present via a conference call. Also present was Robert Neary, owner, and Kurt Powell, Willamette Community Management.

Owner Forum: The Board received one correspondence from an owner regarding the gap underneath the slab porches. Nancy Neary will be communicating with the owner following the Board meeting.

Minutes: The Board **APPROVED** the June 26th and the July 9th Board meeting minutes as amended.

The Board reviewed the CC&R regarding the use of Arrow signs for the community on rental signs.

The Board reviewed repairs in the community regarding light fixture baffles, electrical outlets, and bird's nests.

The Board reviewed the proposal for deck maintenance for Stanford and requested additional bids for the deck maintenance.

The repair work for 1663 Stanford St is beginning this week with Steve Sever's substitute contractor, Ed, as approved by the Board.

Decision Items:

1. Get additional bid from Susie's recommendation T & T of Albany regarding railing improvement on south facing Stanford St. units
2. Approval of Fitzpatrick's bid to paint columns and all green trim
3. **Irrigation Proposal:** The Board **ACCEPTED** the bid for a leaky valve and malfunctioning controllers from TruGreen
4. Added item: approval of insurance renewal
5. Set October 30th, 7 PM at Neary's, 5546 SW Redtop Place, Corvallis, for regular and budget meeting

Board Position: There is currently an open board position for Stanford Townhomes. Nancy will draft a letter to owners for distribution in the coming month.

The meeting adjourned at 7:48 pm.