

MINUTES

Stanford Townhomes HOA Board Meeting–September 8th 2014

The Board Meeting of the Stanford Townhomes HOA was called to order by President Nancy Butler-Neary at 7pm on September 8th 2014 at 5546 SW Redtop Pl, Corvallis OR. Directors Mary Mirpourian, Nancy Butler-Neary and Suzie McCracken were present. Kurt Powell, Willamette Community Management was present. There was 1 owner present in person at this meeting.

Open Forum: WCM notified the Corvallis Police Department regarding a boat that has been parked outside a Stanford unit for a while now. The Board has been unable to locate the owner of the vehicle.

The Board **APPROVED** the minutes from June 26th 2014.

The Board **ACCEPTED** the treasurer's report for June - Aug. Mary sent a separate detailed report by e-mail.

Old Business: The interior 2nd story decks are scheduled to be painted in October by Fitzpatrick Painting. WCM will notify residents of this work when it is scheduled to happen. The cost of this project will be taken from the reserve line item entitled "Painting."

The parking sign has been installed.

New Business:

WCM will order replacement metal halide bulbs for the bollard lighting and have a contractor replace the bulbs.

The Board **APPROVED** to move forward with the current insurance carrier and renewed the policy for another year.

The Board **APPROVED** to move forward with the proposal from Home Grown Gardens and have the plants replaced in Stanford Townhomes.

The Board **APPROVED** the proposal from Terra Firma to put down expanding foam in the gaps underneath the porches in Stanford at an estimated cost of \$8697. Owners will still be responsible to replace their concrete walkways if they are in need of repair per the governing documents. WCM will notify the owners and residents of this work as soon as it is scheduled. \$3,000 of the cost of the project will be taken from the Retained Earnings while the remainder of the balance will be borrowed from Reserves.

The Board **APPROVED** to have ARMOR touch up the red fire lane paint in the middle of Stanford prior to winter setting in.

The next meeting of the Board is October 20th at 4pm at 5546 SW Redtop Pl Corvallis OR. This meeting will discuss the budget for next year.

The meeting adjourned at 5:08pm.