

# MINUTES

## Stanford Townhomes HOA Board Meeting – December 10th 2015

The Board Meeting of the Stanford Townhomes HOA was called to order by Robert Neary, Board member at 3:30pm on December 10th 2015 at 5546 SW Redtop Pl, Corvallis OR. Director Robert Neary and Suzie McCracken were present. Director Mary Mirpourian was present via conference call. Kurt Powell, Willamette Community Management was present. Owners Nancy Neary, Ritwik Nath, and Patty Brown were present.

**Owner Forum:** Ritwik Nath noted that in the past month there was a person rummaging around the recycling cans and left the items laying on the asphalt.

The post mail box has a motion detector light and the light is now very dim. The batteries and/or light needs to be replaced. WCM will have an electrician take a look at it.

Ritwik is suggesting adding light fixtures inside the courtyard or brightening up the fixtures.

Ritwik noted that the courtyard area isn't being utilized and a rocked area might be a better option for lower maintenance and less long term maintenance.

The Board discussed dog issues in the courtyard and suggested solutions to owners regarding dog defecation in the yard.

**Minutes:** The minutes for the previous Board meeting. Previous Board meeting minutes noted that the assessment increase will happen effective Jan 1 2016. The Board **APPROVED** to accept the minutes from the last meeting.

**Reserves:** The Board noted they would wait for reviewing sealcoating till summertime. The Board wished to hold off on irrigation control issues till summertime.

The Board requested that Patty submit colors to the Board to review in the summertime for painting the units.

Robert reviewed the parking rules.

The next board meeting is TBA.

The meeting adjourned at 4:09pm.