

  
**MARWOOD CIRCLE**  
*townhomes*

**Homeowners' Association**

**MINUTES OF THE ANNUAL MEMBERSHIP MEETING**  
**Held June 26, 2007**

**Board Members Present:** Steve Walker, Shari Adams and Lacy Procopenko

**Also Present:** 11 Homeowners  
Karin Whitney of EBMC

**The Annual Meeting was called to order at 7:04 p.m. Quorum was established.**

**MINUTES**

Minutes of the Annual Meeting held June 19, 2006 were reviewed.

**PRESIDENT'S REPORT**

**Painting** – The Board approved painting of the townhomes in 2007, with the vendor to be determined, once all estimates were reviewed.

**Siding / Dry Rot Repair & Replacement** - The Board approved replacement of the buckling and warped siding of certain units, which have visible evidence of dry rot. A close, accurate, detailed inspection was made to determine if dry rot exists. The Board approved an estimate from Gustely Construction, who found evidence of dry rot, with replacement needed on Units 1792 (including West facing side of town home), 1788, 1784, 1780, 1778, 1774, 1770, 1766, 1762, 1758, and 1754.

**Garage Trim & Utility Door Replacement** - The Board approved replacement of four utility housing doors and garage door trim on units as needed. The Board approved an estimate from Handyman Basics.

**Fence Replacement** – The Board approved an estimate from Handyman Basics for replacement of the L-shaped section of fence by 1740 including gate.

**Reserve Study** – The Board of Directors met with Reserve Analysis (the Reserve Study preparers) for a property inspection to clarify maintenance and repair concerns to be addressed in the 2008 study.

  
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**Landscaping** - Discussion was held regarding the new landscape gardener, Greg Gill, who refurbished the Common Area parkway landscaping, tree removal, barbecue / patio strip area. A homeowner discussed the need for additional shrub and bush trimming.

**Satellite Dish Notice** – Notifications will be sent out to residents and homeowners regarding proper placement of satellite dishes, which cannot be affixed to the siding or roofs of the townhomes.

**Common Area Maintenance** – The gutters were cleaned this spring with screens added onto the downspouts. A homeowner mentioned that the screens were very helpful in reducing clogging. Electrical fixtures and bulbs were replaced, as was the roof flashing.

**CC&R Amendment** – An amendment to the CC&R's will be included on the 2007 Ballot, including a Parcel Map.

**ELECTIONS**

Three seats are up for election. Laura Burns, John Levering, and Tony Patton were nominated from the floor to serve on the Board of Directors. As there were no other candidates, all three nominees were elected by acclamation. Steve Walker was appointed as Inspector of Elections, to oversee the voting process.

**HOMEOWNER CONCERNS**

Homeowners commended the Board of Directors for their direction of the Association. There was discussion in regard to gutter replacement and continual problems and issues with parking. Homeowners also complained about the late night parties and loud noise generated from the neighboring business AutoZone.

There being no further business, the meeting adjourned at 8:23 p.m. All owners were invited to attend the next Board meeting, which will be held August 9, 2007.

Respectfully submitted,

Karin Whitney  
Property Supervisor  
Eugene Burger Management Corporation