



**Meadows at Timberhill
Homeowners
Association
PO Box 805
Albany, OR 97321**

THE MEADOWS AT TIMBERHILL OWNERS 'ASSOCIATION

Board Meeting Agenda

Tuesday, October 27, 2026 • 7:00 p.m. • Via Zoom

A. Opening

1. Call meeting to order and attendance
2. Randee from Farmers Insurance
3. Open Forum

B. Approvals & Financials

1. Minutes [Secretary]: Approval of September 22, 2026 meeting minutes
2. Treasurer's Report [Treasurer]: Financial report review and approval
3. ARC Requests: Review and act on any pending Architectural Review Committee requests

C. Operations & Property Management

1. Letter to owners about the carpenter ant infestation - *Sent?*
2. Tree trimming bid — *Bids*
3. Shrub/bush trimming near buildings - *Bids*
4. Carpenter ant prevention treatment — *Started?*
5. Gutters/downspouts replacement — *Update*

D. Report from Property Manager – Fleming Properties LLC

1. Delinquent accounts and lien status
2. Landscaping
 - *Previous meeting (9/22): landscaper provided a bid; decided to obtain at least one more bid from an arborist*
 - *Previous meeting (9/22): landscaper provided a bid; Board asked whether this work is already covered under the landscaping contract; FPL to confirm and obtain additional bids if not*
3. Gutters/eaves replacement
 - *Previous meeting (9/22): damaged units scheduled for replacement in October*

4. Carpenter ant infestation

- *Previous meeting (9/22): treatment scheduled for October; routine preventative treatment to continue twice per year starting in October*

5. Reserve study

- *Previous meeting (9/22): Board members to walk the complex with an RSG representative in preparation for the 2027 reserve study*

6. Renewal of maturing CD

- *Previous meeting (9/22): amount of future CD renewals to be determined once the Board has a clearer view of upcoming expenses*
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E. Action Items status

1. Action items on FPL – new and follow-up

- Obtain an additional bid from an arborist for tree trimming
- Obtain an additional bid for drain cleaning (due diligence)
- Confirm whether shrub/bush trimming is covered under the landscaping contract; obtain additional bids if not
- Include the Board's call for Secretary & Treasurer nominations in the autumn newsletter
Owner communications & insurance
- *Previous meeting (9/22): reiterated the importance of keeping owners informed on how monthly assessments are split between operating expenses and reserves; Charlotte is working with the insurance agent to review policy coverage view — DONE*
- *Confirm Online payment option. Previous meeting (9/22): FPL successfully piloted a new online payment method and recommends the HOA adopt it (decision pending – see New Business)*

2. Action items on Board - new and follow up

- Confirm the City's approval of the HOA's wildfire vegetation control extends to 2027
- Decide on proceeding with rain drain cleaning
- Seek nominations for the Secretary and Treasurer positions
- Decide on proceeding with the FPL-recommended online payment company

F. Closing

1. Next Meeting Date & Time: Next meeting will be on _____
2. Adjournment