

# **The Meadows at Timberhill Home Owners' Association**

**Meeting Agenda - Friday, May 30, 2025 at 7:00 p.m. PDT**

## **I. Call Meeting to Order**

## **II. Open Forum**

## **III. Housekeeping and Report Items**

1. **Approval of minutes from previous meeting - [SECRETARY]**
  - April 24, 2025 meeting minutes
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2. **Treasurer's report - [TREASURER]**
  - Financials Approval
  - Status of \$50,000 CD renewal
  - Painting budget for additional building (25% down/4 units; \$16,352)
3. **NEW: Fire readiness and wildfire prevention**
4. **ARC requests**
  - [PENDING REQUESTS]
4. **Committee reports**
  - Communications Committee update - Robert
5. **Report from Property Management – Fleming Properties LLC**
  - Status of delinquent accounts
  - Landscaping - Mowing and maintenance
    - Genesis Landscape contract status
    - **NEW: Irrigation audit proposal from Genesis Lawncare**
  - Roofing issues
  - Gutters/eaves
    - **NEW: Jerry's bid for gutter cleaning and emptying service**
  - Painting status
    - **NEW: Review Stom Contracting Proposal #5 (repairs not included)**
    - Update on spring painting schedule
    - Status of additional buildings identified for painting
  - Light fixtures
    - Update on rear fixture installations
    - Status of unattached fixture repair
  - Casualty and liability insurance
  - Financial review
  - Status of Corporate Transparency Act (CTA)
6. **Other items**

- Required fence issue - City vegetation removal status
  - **NEW: Reserve study (Level 3) without site visit proposal (\$1,185)**
7. **General announcements and items for the record**
  8. **Schedule Next Meeting**