

THE MEADOWS AT TIMBERHILL OWNER'S ASSOCIATION
Thursday March 26, 2026 at 7:00 p.m. Via Zoom link
Board Meeting Agenda

Call meeting to order

Open Forum

Housekeeping and Report Items

1. Approval of minutes from previous meeting - [Secretary]
 - o January 15, 2026 meeting minutes
2. Treasurer's report- [Treasurer]
 - o Financial report review
 - o Financials approval
3. Wildfire preparation and prevention
 - o Letter to City Attorney
 - o City's responsibility for removal of invasive native plants
 - o Form HOA needs to file to be able to remove plants on City property
 - o Fire Mitigation Funds received from Northwest Alliance Corvallis
 - Discuss how this new line item in the budget will be used
 - o Vegetation removal update (Required Fence)
 - o Fire hazard sources and remediation – Consider polymeric sand instead of bark dust
4. ARC requests
5. New Business
 - o Bids and status for exterior maintenance for 2991 NW Shooting Star Dr
6. Committee reports
 - o Website maintenance update
 - o Other committee reports
7. Report from Property Management - Fleming Properties LLC
 - o Status of delinquent accounts and lien status
 - o Landscaping- Mowing and maintenance
 - o Gutters/eaves cleaning replacements – status report
 - o Painting status and planning
 - o Financial review progress
 - o Reserve study status
8. Action Items Follow-up
 - o Lien on account with major delinquency
 - o Gutter cleaning
 - o Maintenance items on 2767 NW Daylily Ave – Status report
 - o Post on HOA website which four buildings will be painted in 2026
 - o Spring newsletter decision
 - o Vegetation removal along Required Fence

9. Other Items

- o Items requiring Board attention
 - Decide on sending Spring newsletter to owners with pertinent reminders
- o Future maintenance planning

10. General announcements and Items for the Record

Date and time of next meeting

Adjourn

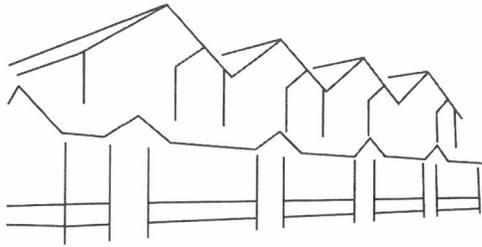
The Meadows at Timberhill 2025 Home Owner's Association Annual Meeting Minutes

January 15, 2026

Meeting called to order at 7:08 p.m. PST. **Present:** President Johnny Chen, Treasurer Maggie Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Ann and Victorio Chavarria, Chantal Chevalier, Susie Conley, Christy Fitch, Nancy and Robert Neary, Kath Schonau, Joel Skotte, Tamina Toray and Quan Zhang. Meeting was conducted via Zoom. It was followed by a regular Board meeting.

1. Video sign in, call to order, welcome. The meeting was conducted using a conference call format, with all present on the call able to participate.
2. Confirmed a quorum is present – Roll call was taken; a count of members present and proxies was taken. A quorum of twenty was confirmed by Sherrie Tate of FPL.
3. Johnny Chen gave a brief presentation on the purpose and functions of the Board of Directors. Additionally, there was a brief description of the current state of the Meadows at Timberhill development, as well as plans for future maintenance and improvements.
4. The minutes from the January 9, 2025 Annual Owners' meeting as published on the HOA website were approved by the owners present.
5. There was an extensive discussion of the budget for 2026. It has been modified to capture additional funding of the HOA's reserves, which are used to cover unexpected expenses as well as future major ones. The current monthly assessment is sufficient to cover expected expenses and to fund reserves required by Oregon regulations.
 - Maggie discussed the status of our reserve accounts, which consist of \$100K in two CDs plus an additional \$30K in savings. Also discussed were our major annual expenses which are for painting four buildings per year, earthquake and liability insurance, and lawn care.
 - Charlotte added that reserves are expected to increase by \$60K this year, which is an improvement over the past, and will likely go into additional CDs. The Oregon State requirement for reserves is in part to have HOA-managed properties maintain their equity by meeting community standards. One of the purposes of the reserves is to meet future large expenditures such as reroofing.
 - Charlotte also mentioned that Stutzman, the roofing contractor, was addressing roof leaks and continuing to inspect attics for vent issues stemming from the reroofing work.
6. Election of board member(s) – There was one open position and the floor was opened for nominations. Maggie Wang were reelected unanimously.

The Annual meeting was adjourned at 7:29 p.m. PST and the regular Board meeting was started.



**Meadows at Timberhill
Homeowners Association
PO Box 805
Albany, OR 97321
www.MeadowsAtTimberhill.com**

Minutes of Thursday January 15, 2026 Board meeting

Meeting called to order at 7:29 p.m. PDT. **Present:** President Johnny Chen, Treasurer Maggie Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Ann and Victorio Chavarria, Chantal Chevalier, Susie Conley, Christy Fitch, Nancy and Robert Neary, Kath Schonau, Joel Skotte, Tamina Toray and Quan Zhang. Meeting was conducted via Zoom. It was preceded by the annual meeting for 2025.

Open Forum: - None at this time

Housekeeping and Report Items:

1. Minutes from the Board meeting of November 20, 2025 – Ike
 - a. Minutes were approved
2. Treasurer’s report – Maggie
 - a. Financial report was presented at the annual meeting
 - b. Previously approved new six-month CD for \$50K at 3.15% per year with Columbia Bank (formerly Umpqua Bank) was implemented
 - c. Columbia Bank does not offer money market accounts, which means that decision to move funds in savings to money market cannot be implemented at this time
3. Wildfire preparation and prevention
 - a. Tamina reported on the impending dissolution of the Northwest Alliance Corvallis, and suggested that we have a line item in our budget to address wildfire prevention measures for our development
 - b. Tamina also reported that Meadowridge at Timberhill HOA is working with an arborist to address wildfire mitigation because it has more trees and other vegetation than we have
 - c. Charlotte stated that our mitigation effort can be captured as a reserve item in our budget
 - d. It was also stated that the City of Corvallis will allow us to clean up vegetation on its property adjacent to ours if we submit the necessary form
 - e. Christy also stated that the City will remove invasive native plants
 - f. Charlotte will get additional information by next Board meeting
 - g. Ike is finalizing a letter addressed to the City Attorney concerning vegetation along the Required Fence and the associated risk of wildfire – will require Johnny’s signature
4. New business
 - a. The budget for 2026 was discussed at the annual meeting
5. ARC requests – No new items
6. Committee reports – Robert, as head of Communications Committee, posts the minutes
7. Report from Fleming Properties LLC (FPL)
 - a. Status of delinquent accounts
 - One large delinquent account continues with a plan to become current but will probably take seven months to catch up – it was decided that a lien is to be placed on this unit to protect the HOA’s interest, and will be removed when the account becomes current
 - Remaining accounts are in good shape and many are prepaid

- b. Landscaping – No new items
 - c. Roofing
 - No report at this time
 - d. Gutters/eaves
 - After-meeting input – gutter cleaning is scheduled for January 28 to February 9
 - e. Painting status
 - After-meeting input – the next four buildings to be painted are numbers 58, 79, 82, and 89 (with number 97 as an option if funds permit), to be posted on our website
 - f. Liability insurance – No report at this time, but it is paid up for the coverage period
 - g. Earthquake insurance – Most recent payment was made in December 2025
8. Other items
- a. No report at this time handyman
 - b. Charlotte will put together a Spring newsletter to owners with pertinent reminders
9. General announcements and items for the record – None at this time

Discussion and Decision Items:

1. Next meeting will be on Thursday March 19, 2026 at 7:00 p.m. PST via Zoom link – Zoom link to be provided by email and on the HOA website

Action Items:

1. Ike will finalize letter drafted by Robert to City regarding vegetation control as wildfire prevention – for Johnny’s approval and signature, with copies to City Fire Chief and the Timberhill wildfire HOA working group
2. FPL will do the following:
 - a. Place a lien on the unit with a major delinquent account
 - b. Look at including wildfire prevention as an item in our reserves
 - c. Obtain information on the City’s responsibility in removing invasive native plants
 - d. Post on HOA website which four buildings will be painted in 2026
 - e. Implement gutter cleaning work

Date and time of next meetings:

1. Next meeting will be on Thursday March 19, 2026 at 7:00 p.m. PST via Zoom link – Zoom link to be provided by email and on the HOA website

Adjournment was at 8:00 p.m. PST
Respectfully submitted, Ike Ghozeil, Secretary