

The Meadows at Timberhill Home Owners' Association

Minutes of April 26, 2022

Meeting called to order at 3:00 p.m. PST. **Present:** President Robert Neary, Treasurer Isaac Hines, Secretary Ike Ghozeil, Kurt Powell and Jason Peter of Willamette Community Management, and owners Marianne Lee, Bruce Bowlby and Susie (last name not captured). Meeting was conducted via Zoom, in keeping with COVID-19 pandemic restrictions / guidelines.

Open Forum: Recurring issue of bicycles left on front porch by renters on Daylily was discussed. Kurt will leave notice on unit's door because notices to owners may not be transmitted to renters. Also discussed was the clogging/cleaning of upper-level gutters on Daylily. Kurt will ensure that contractor pays attention to this issue at next scheduled cleaning.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting of February 15, 2022–Ike
 - a. The minutes were approved
2. Approve the Treasurer's report – Isaac
 - a. We are \$28K over budget, mostly due to repairs
 - b. The Treasurer's report was approved
3. ARC request – None
4. Committee reports – None
5. Report from Willamette Community Management – Kurt
 - a. MTHOA general financials
 - Ended 2021 \$20K below budget
 - b. Status of major delinquent account and abandoned-looking cars in driveway
 - Same owner is still out of the country and considerably behind, no payments since March 2021, HOA has a lien in place on the property, Kurt has provided owner with options of making payments, but still no progress
 - Kurt will also send this owner an email with receipt request offering remediation options regarding two cars in property's driveway and that have not been moved for several months; also, he will post notices on unit's door and on cars – one option is to arrange for washing the cars, paid for by owner
 - c. Some owners not paying increased assessments and will be reminded of change
 - d. Re-roofing status – Four buildings scheduled to be done in 2022 for about \$150K (see discussion and decision below on approach to this work)
 - e. ARMOR repair status
 - Continuing – Major structural repairs nearly done
 - Work on one building with significant damage remains – Formal estimate not yet in hand, but roughly expected to be around \$5K to \$8K
 - f. Status of Financial Review – Still in progress and will be sent to Board when received
 - g. Other items regarding Community Management – None
6. General announcements and items for the record – None

Discussion and Decision Items:

1. Discussion/decision regarding financial strategies for roofing/painting completion
 - a. Discussed cost of remaining roofing to be done and financial/budget constraints
 - b. There is enough funding to do three roofs, but would leave no contingency reserves, with

each building's roofing costing about \$35K

- c. Decided to do two roofs in worst condition later this year and resume work next year
- d. Painting of buildings will resume when our financial situation improves
- 2. Discussion/decision regarding abandoned vehicles for delinquent owner – See notes above
- 3. Tabled decision on outdoor lights for each unit – Kurt will obtain cost estimates for basic fixtures and their installation
- 4. Date and place of next meeting will be in August after the annual walk-around inspection

Adjournment at 3:51 p.m. PST

Respectfully submitted, Ike Ghozeil, Secretary