

The Meadows at Timberhill Home Owners' Association

Minutes of October 11, 2022

Meeting called to order at 3:00 p.m. PDT. **Present:** President Robert Neary, Treasurer Isaac Hines, Secretary Ike Ghozeil, Kurt Powell and Jason Peter of Willamette Community Management, and owners Marianne Lee, Jasmin Mousavi and Nancy Neary. Meeting was conducted via Zoom.

Open Forum: No items brought up

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting of April 26, 2022 – Ike
 - a. The minutes as posted on website were approved
2. Approve the Treasurer's report – Isaac
 - a. The Treasurer's report was approved
 - b. We have approximately \$52K in our bank account and are about \$60K over budget for 2022
3. ARC request
 - a. Owner of 3104 NW Morning Glory requested ARC after-the-fact approval for tent-like greenhouse on side porch of unit
 - b. Board determined that approval was not required since this is not a permanent change
 - c. Owner agreed that greenhouse would be taken down if other owners object to it
4. Committee reports – None
5. Report from Willamette Community Management:
 - a. MTHOA general financials as reported by Treasurer
 - b. Status of delinquent accounts – the one major delinquent owner is paid up and now has a credit
 - c. Status of owners not paying full updated assessments – minor delinquencies will receive certified mail reminder letters
 - d. Status of owners neglecting landscaping watering – we are nearing the end of the watering season, but delinquent owners continue to receive reminder certified mail letters. Note that owners have the right to contest Board's requests and to ask for a hearing before the Board
 - e. Re-roofing status
 - Per plan, two roofs were done and paid for this year
 - 11 roofs remain to be done
 - See Discussion and Decision section below for actions related to roofing
 - f. Painting status
 - Building painting has been on hold because of limited budget
 - See Discussion and Decision section below for actions related to painting
 - g. Armor repair status
 - This year's major repairs to structures and trims have been done and paid for
 - Minor repairs remain
 - h. Status of Financial Review
 - See Discussion and Decision section below for actions related to budget and finances
 - i. Other items regarding Community Management– none at this time
6. General announcements and items for the record – none at this time

Discussion and Decision Items:

1. Discussion/decision financial strategies for roofing/painting completion

- a. 11 roofs remain to be done, with a most recent cost of about \$42K per roof
 - b. Costs of painting and roofing have grown recently because of inflation
 - c. An HOA's major expenses are for roofing and painting, which hit us nearly simultaneously, but in our case we also had the third major item of building repairs due to inadequate construction
 - d. WCM to ask roofer for cost estimate if we do all 11 roofs in 2023
 - e. WCM to ask repair contractor for a list of major and minor repairs, and their cost estimate
2. Discussion/approval of 2023 budget
 - a. Need to decide on timing of roofing completion to determine future budget – do we do all the work in 2023 or do we spread it over the next two years?
 - b. Need to decide on timing for painting
 - c. All projections need to include a factor for inflation
 - d. Budget needs to include the cost of resuming painting in 2024
 - e. WCM is to provide a projection based on a one-time special assessment of \$4K per unit
 - f. If a special assessment is implemented, we need to discuss payment options by owners
 3. Decide on the date of the next board meeting

Date and time of next meeting: TBD in about two weeks

Adjournment was at 4:01 PM PST

Respectfully submitted, Ike Ghozeil, Secretary