

The Meadows at Timberhill 2022 Home Owner's Association Annual Meeting Minutes

January 4, 2023

Meeting called to order at 6:01 p.m. PST. **Present:** President Robert Neary, Treasurer Isaac Hines, Secretary Ike Ghozeil, Jason Peter of Willamette Community Management (WCM), and about 19 owners whose names are on record with WCM. Meeting was conducted via Zoom and was followed by a regular Board meeting.

1. Sign in, call to order, welcome (6:01 PM PST). The meeting was conducted entirely using a conference call format, with all present on the call able to participate.
2. Confirm a quorum is present – Roll call was taken; a count of members present and proxies was taken. A quorum was confirmed by Jason Peter of WCM.
3. Robert Neary 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. He also encouraged owners to attend Board meetings to provide input and insights.
4. The minutes from the December 7, 2021 Annual Owners' meeting as published on the HOA web site were approved by the owners present.
5. Treasurer Isaac Hines briefed the owners on the budget for 2023, which is similar to that of 2022. A special assessment of \$4,800, due by April 30, 2023, will be levied as agreed on at the last Board meeting. The increase will cover the cost of completing the roofing of the townhouses and to resume as much of the remaining painting of the buildings as our finances will allow.
6. Changes to the HOA website
 - Information for landlords and tenants was added to aid with HOA compliance
 - Links to city and county alert systems were added – Tamina Toray reported that the next neighborhood meeting will be in Spring.
7. Election of board member(s) – The open position of President of the Board was discussed. Robert Neary was nominated to continue in this role and was approved.
8. Cleaning of gutters was discussed – It is an HOA responsibility and is done annually, but owners who have a specific drainage issue should contact WCM to resolve it.
9. WCM will get a quote for installing gutter screens, at least in problem areas.
10. Mold on driveways was discussed – Driveways are the owners' responsibility.
11. Mold / rot on railings and posts are the HOA's responsibility – Owners should contact WCM if they notice such a problem.

The Annual meeting was adjourned at 6:37 p.m. PST and the regular Board meeting was started.