

The Meadows at Timberhill Home Owners' Association

Minutes of January 4, 2023 Board meeting

Meeting called to order at 6:37 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 preceded by the 2022 annual meeting and was conducted via Zoom.

Open Forum: No items brought up

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting of December 7, 2022 – Ike
 - a. The minutes as posted on website were approved
2. Approve the Treasurer's report – Isaac
 - a. The Treasurer's report as given in the annual meeting was approved
3. ARC requests – None
4. Committee reports – None
5. Report from Willamette Community Management
 - a. MTHOA general financials as reported by Treasurer
 - b. The latest month's report has not yet been released
 - c. Status of delinquent accounts – there are no major delinquent accounts, with five owners one month behind in their payments
 - d. Other items regarding Community Management– none at this time
6. Review of House Bill 2534 regarding discriminatory language in HOA documents – Review by Robert and Jason determined there is not any in the MTH documents
7. General announcements and items for the record – none at this time

Discussion and Decision Items:

1. Discussion/decision regarding implementation of roofing/painting completion
 - a. 11 roofs remain to be done, with a most recent cost of about \$42K per roof– Costs of painting and roofing have grown recently because of inflation
 - b. Roofing will resume in the Spring and will be performed one building at a time
 - c. Painting will resume later in the year – less critical than reroofing
2. Discussion/decision regarding financial strategies for roofing/painting completion
 - a. Plan for owners paying the special assessment was discussed – Owners need to contact WCM to discuss payment options, and Board will review these requests
 - b. It was pointed out that we need to have funds on hand to pay for the roofing work as it progresses, and what is the risk of not having the funds to stay on schedule
 - c. Board will discuss these risks at future meetings, and will look at cash flow adequacy
 - d. Suggestions were made for ways of informing owners to pay this special assessment
 - e. WCM will put the reserve study on the HOA website
 - f. WCM will email three-years' worth of financial status, for easier comparison of financial position

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

Adjournment was at 7:10 p.m. PST

Respectfully submitted, Ike Ghozeil, Secretary