

# The Meadows at Timberhill Home Owners' Association

Minutes of February 8, 2023 Board meeting

**Meeting called to order** at 3:02 p.m. PDT. **Present:** President Robert Neary, Treasurer Isaac Hines, Secretary Ike Ghozeil, Jason Peter of Willamette Community Management, and owners Bruce Bowlby, Tricia Bowlby, Chantal Chevalier, Desiree Colonica, Cory Hoover, Anantha Javall, Martin (last name not captured), Marianne Lee, Nancy Neary and Maggie Wang. Meeting was conducted via Zoom.

## **Open Forum:**

There were multiple questions and extensive discussion regarding the special assessment of \$4,800 per unit due April 30. These are summarized here.

1. We need sufficient funds by April to start the final phase of reroofing the remaining units
2. Our current reserves are approximately \$144,880, which are kept in our checking account - the President, Treasurer and the WCM manager have signature authority on this account
3. Is there a minimum amount required for reserves? WCM stated it's a percentage of assets, but will provide a definitive answer to this question
4. Owner requested to see bank records for the past five years - WCM will make this available
5. Roofing costs for 2017 through 2021 were provided and showed significant percentage increases, especially starting in 2020
6. Questions regarding bidding and delaying start of work
  - a. Selection of contractor relies on track record/work quality as well as cost
  - b. Several roofers declined bidding requests
  - c. High risk of roofers going out of business after a few years
  - d. Contractor we have been using has an excellent track record, has been in business for decades and has been fixing leaks of old roofs in our complex free of charge
  - e. Board will make available the bidding process it went through
  - f. Delaying work risks putting us in the rainy season, when work cannot be done
  - g. Desiree Colonica will provide Board with information she gathered on potential roofers
7. It was suggested the board look at reducing some services, such as landscaping, to reduce expenses.
8. Question was raised regarding WCM's stepping up to the plate in providing roofing guidance
9. Nancy Neary provided an actual example of the costliness of repairs

## **Housekeeping and Report Items:**

1. Approve Minutes from the Board meeting of January 4, 2023 – Ike
  - a. The minutes as posted on website were approved
2. Approve the Treasurer's report – Isaac
  - a. The Treasurer's report was approved
3. ARC request - None
4. Committee reports – None
5. Report from Willamette Community Management:
  - a. Items normally covered here were discussed in open forum session
  - b. Other items regarding Community Management– none at this time
6. Due to lack of time other items on the agenda were deferred to next month's meeting
7. General announcements and items for the record – none at this time

**Executive Session:**

Board went into executive session from 4:01 p.m. to 4:05 p.m. to discuss some owners' requests for a payment plan for paying the special assessment.

**Discussion and Decision Items:**

No additional discussion at this time because of the discussion during the open forum session

**Date and time of next meeting:**

Next meeting is scheduled for March 15, 2023 at 3:00 p.m. PDT

**Adjournment** was at 4:08 PM PST

Respectfully submitted, Ike Ghozeil, Secretary