

The Meadows at Timberhill Home Owners' Association

Minutes of March 15, 2023 Board meeting

Meeting called to order at 3:04 p.m. PDT. **Present:** President Robert Neary, Treasurer Isaac Hines, Secretary Ike Ghozeil, Jason Peter of Willamette Community Management, special presenter Jon Voltz of ARMOR Contracting, and owners Bruce Bowlby, Tricia Bowlby, Chantal Chevalier, Rachel Eclevia, Cory Hoover, Marianne Lee, Lengtán (full name not captured) and Nancy Neary. Meeting was conducted via Zoom using the following link:
<https://us06web.zoom.us/j/84760168317>

Jon Voltz gave a review/history of repairs made to the complex. These were done to fix construction defects. A brief summary is as follows:

1. Work started at low level around 2010 and increased as defects due to poor construction were uncovered starting in 2014 – defects were structural and not just cosmetic
2. Original building materials permitted water damage not immediately noticeable because it was under siding on buildings – units facing south and west were more prone to damage
3. Water-resistant materials have been used to replace original ones

Bruce Bowlby – mentioned deterioration/rot around some windows

Robert Neary – asked that pictures be taken and sent to WCM to get repairs going

Jon – some of the damage probably due to inadequate or missing flashing

Isaac Hines – recommends we ask roofer to inspect flashing as part of reroofing work and to provide quote for fixing flashing

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting of February 8, 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. MTHOA general financials as reported by Treasurer
 - b. Status of delinquent accounts – a small number of accounts are behind
 - c. Re-roofing status
 - Plan is to start work in late May to ensure the rainy season is nearly over
 - d. Gutter cleaning and screens status
 - One bid on hand and expect second bid by week of March 20
 - Board will decide on this before next meeting, after all bids are on hand
 - e. Status of payments of special assessment
 - Twenty-nine owners have paid full assessment
 - Some have started partial payments and a few others have agreed to a payment plan
 - Approximately \$159K received to date
 - f. Other items regarding Community Management– none at this time
6. General announcements and items for the record
 - a. An opening on the Board is expected in the near future

- b. Applicants/volunteers are encouraged

Discussion and Decision Items:

1. Discussion/decision about roofing
 - a. Reroofing to start in late May because it is near the end of the rainy season
2. Discussion/approval of repairs
 - a. Issues that need immediate attention are repairs to windows and railings – direction given to WCM to proceed with these and with similar ones in the future
 - b. Robert has reviewed and summarized the history of repairs
 - c. Bruce gave his experience-based perspective on suing the builder – poor chance of success, especially for a complex as old as ours
3. Decision on gutters
 - a. Board will decide on this before next meeting, after all bids are on hand
4. Open Forum - None
5. Decision on date and time of the next board meeting
 - a. Chantal Chevalier pointed out that meet at 3:00 p.m. is inconvenient for many owners
 - b. Next meeting will be on Thursday April 13 at 5:30 p.m. PDT

Date and time of next meeting: Thursday April 13 at 5:30 p.m. PDT

Adjournment was at 3:54 PM PDT

Respectfully submitted, Ike Ghozeil, Secretary