

The Meadows at Timberhill Home Owners' Association

Minutes of April 13, 2023 Board meeting

Meeting called to order at 5:34 p.m. PDT. **Present:** President Robert Neary, Treasurer Isaac Hines, Secretary Ike Ghozeil, Jason Peter of Willamette Community Management, and owners Bruce Bowlby and Nancy Neary. Meeting was conducted via Zoom using the following link: <https://us06web.zoom.us/j/84760168317>

Open Forum: None

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting of March 15, 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 – 2811 NW Morning Glory had two requests, one for a solar-powered attic fan and a second for an outdoor heat exchanger for an electric assist furnace – both requests were approved
4. Committee reports – None
5. Report from Willamette Community Management:
 - a. MTHOA general financials as reported by Treasurer
 - Insurance is paid up for the year
 - Because insurance cost is spread evenly over 12 months, the financials show us over budget – future reporting will capture actual payment months to prevent this artifact
 - b. Status of delinquent accounts – no report
 - c. Re-roofing status
 - Plan is to start work in late May to ensure the rainy season is nearly over
 - It takes one to two days to reroof a building
 - d. Gutter cleaning and screens status
 - Two bids received – both are similar in cost
 - Board reached a decision, given below in the Decisions section
 - e. Status of payments of special assessment
 - Fifty full payments have been received
 - Some owners have started partial payments and a few others have agreed to a payment plan
 - Approximately \$253K 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 July time frame
 - 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
 - b. Roofs in need of the most attention will be done first
 - c. Owners will receive notice at least two weeks before work starts on their building
2. Discussion/approval of repairs

- a. Repairs of window leak and railing degradation have been scheduled
3. Decision on gutters
 - a. Board has approved cleaning all the gutters and has decided to put off gutter screening to a future date because of budget constraints and because screens are not a critical issue at this time
4. ARC request form on website has an old PO Box address
 - a. Address will be updated
5. Decision on date and time of the next board meeting
 - a. Next meeting will be on Thursday May 25 at 5:30 p.m. PDT

Date and time of next meeting: Thursday May 25 at 5:30 p.m. PDT

Adjournment was at 6:07 PM PDT

Respectfully submitted, Ike Ghozeil, Secretary