

The Meadows at Timberhill Home Owners' Association

Minutes of May 25, 2023 Board meeting

Meeting called to order at 5:33 p.m. PDT. **Present:** President Robert Neary, Treasurer Isaac Hines, Secretary Ike Ghozeil, Jason Peter of Willamette Community Management, and owners Marianne Clausing-Lee, and Nancy Neary. Meeting was conducted via Zoom using the following link: <https://us06web.zoom.us/j/84760168317>

Open Forum: No items brought up

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting of April 13, 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
 - a. Owner of 2769 NW Daylily had requested approval for a heat-exchange unit as part of an HVAC replacement/upgrade
 - b. Board had approved this request via email prior to this meeting
4. Committee reports – None at this time
5. Report from Willamette Community Management:
 - a. MTHOA general financials as reported by Treasurer
 - b. Special assessment of \$4.8K/unit: By the end of April we have received about \$361K – 78 owners have paid the full amount, 14 are on payment plans, 2 have made partial payments but are not on a payment plan, and 6 have not made any payments
 - c. Status of delinquent accounts – a special assessment payment did not go through due to insufficient funds because the owner's bank delayed processing a deposit – error was corrected and a late fee was paid by owner
 - d. Owners not paying assessments – delinquencies will receive reminder letters with details about penalties/late fees on remaining balances
 - e. Monthly financials need to be modified to distinguish between delinquent accounts and those on agreed-upon payment plans
 - f. At this time we have enough funds to reroof nine of the remaining eleven roofs that need this work – expectation is that enough funds will be on hand to complete this job
 - g. All eleven roofs are in similar poor condition – no preferred order to start work
 - h. Reroofing with start in mid-June
 - i. Gutters – WCM has requested vendor to provide an estimate for completing the gutter cleaning, which will be done in tandem with the reroofing
 - j. Start of watering – Each unit will receive a reminder flyer to start watering its lawn(s)
 - k. Landscapers will make necessary repairs to sprinkler system – broken sprinkler heads, etc
 - l. Painting status – None at this time
 - m. Armor repair status – None at this time
 - n. Other items regarding Community Management– None at this time
6. General announcements and items for the record – We expect the Treasurer position to become available in late June and are looking for volunteers to fill it

Discussion and Decision Items:

1. Discussion/decision – All major ones are captured in above items
2. Because of difficulties in communicating via email, sending meeting announcements, etc.
WCM will look for a solution to this issue, which may include changing its email provider
3. Next meeting will be on June 15, 2023 at 5:30 PM PST via Zoom

Date and time of next meeting: June 15, 2023 at 5:30 PM PST via Zoom

Adjournment was at 6:10 PM PST

Respectfully submitted, Ike Ghozeil, Secretary