

The Meadows at Timberhill Home Owners' Association

Minutes of June 15, 2023 Board meeting

Meeting called to order at 5:31 p.m. PDT. **Present:** President Robert Neary, Treasurer Isaac Hines, Secretary Ike Ghozeil, Jason Peter of Willamette Community Management, and owners Chantal Chevalier, Marianne Clausing-Lee, Nancy Neary and Maggie Wang. 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 May 25, 2023 – Ike
 - a. The minutes as posted on website were approved
2. Approve the Treasurer's report – Isaac
 - a. Finances are in order and we have approximately \$500K on hand
 - b. The Treasurer's report was approved
3. ARC request – none at this time
4. Committee reports – none at this time
5. Report from Willamette Community Management (WCM):
 - a. MTHOA general financials as reported by Treasurer
 - b. Special assessment of \$4.8K/unit – by the end of May there were four owners who had not made any payments and who did not have a payment plan in place
 - c. Status of delinquent accounts – no major issues except for special assessments noted above
 - d. Owners not paying assessments – delinquencies will receive reminder letters with details about penalties/late fees on remaining balances
 - e. At this time we have enough funds to reroof the remaining eleven buildings that need this work, but not enough to resume the repainting – expectation is that enough funds will be on hand later this year
 - f. Reroofing will start June 19 on Building #55, weather permitting – flyers informing the affected units have been posted on their doors, and emails have been sent to their owners
 - g. Gutter cleaning – will be done on buildings that have already been reroofed, and the remainder will be in tandem with the ongoing reroofing
 - h. Landscapers made necessary repairs to sprinkler system – broken sprinkler heads, etc.
 - i. Painting status – None at this time
 - j. Armor repair status
 - Previously approved repairs have been completed and there are no new requests at this time
 - Armor's owner John Voltz will be asked to join the Board in its annual walk-around inspection later this summer to look for possible repairs to the buildings
 - k. Insurance premiums may go up next year
 - l. Other items regarding WCM – none at this time
6. General announcements and items for the record – the Treasurer position will become available in late June and an owner has been elected to fill it (see section below)

Discussion and Decision Items:

1. Xiaoquin (Maggie) Wang was voted in to fill the Treasurer position, which will be vacated by Isaac Hines later in June – signature authority will be obtained for her and for Jason Peter, as noted in the section below
2. See above section for other items captured there
3. Next meeting will be on Tuesday July 18, 2023 at 7:00 PM PST via Zoom

Action Items:

1. WCM will proceed with obtaining Umpqua Bank signature authorization for Xiaoquin (Maggie) Wang and Jason Peter – this authorization is for all Meadows at Timberhill Home Owners' Association (MTH HOA) bank accounts with the Bank
2. Jason Peter will follow up on determining what needs to be done in way of landscaping and tree replacement at 2891 NW Huckleberry
3. WCM will contact John Voltz to determine his availability to join the Board in its annual walk-around inspection later this summer to look for possible repairs to the buildings

Date and time of next meeting: Tuesday July 18, 2023 at 7:00 PM PST via Zoom

Adjournment was at 6:05 PM PST

Respectfully submitted, Ike Ghozeil, Secretary