

The Meadows at Timberhill Home Owners' Association

Minutes of Thursday September 7, 2023 Board meeting

Meeting called to order at 7:02 p.m. PDT. **Present:** President Robert Neary, Treasurer Maggie Wang, Secretary Ike Ghozeil, Jason Peter of Willamette Community Management, and owners Bruce Bowlby, Tricia Bowlby, M. Chandnani, Chantal Chevalier, 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 June 15, 2023 – Ike
 - a. The minutes as posted on website were approved
2. Approve the Treasurer's report – Maggie
 - a. Financial reports are in order
 - b. Treasurer has not yet received monthly statements from Umpqua Bank – Jason is working with bank to correct this (may be due to change in contact person at bank)
 - c. 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. Special assessment of \$4.8K/unit – by the end of August, only one owner has not made any payments and does not have a payment plan in place – owner has been contacted by certified mail that a lien has been put on the property – may be contacted in person to make owner more aware of the situation – future additional legal action may be needed
 - b. Status of delinquent accounts – no major issues except for special assessment noted above
 - c. Reroofing of six buildings has been completed and all work is expected to be completed by mid-October – we have enough funds to reroof the buildings that need this work
 - d. Gutter cleaning – roofers clean gutters of each completed building as part of their work – gutter cleaning service will do the remaining buildings at a cost saving to the HOA
 - e. Landscaping
 - Some trees need pruning/trimming – HOA will hire arborist for this work (see Action Items below)
 - Some bushes need light trimming by landscaper – previous work was too aggressive
 - Some driveways have moss growth that needs to be dealt with by owners
 - Some units are not watering their lawns – need to clarify this obligation to owners (see Discussion and Decisions section below)
 - f. Painting status – decision on resumption of painting is on hold until completion of reroofing, at which time we will know how much funds we have on hand
 - g. Armor repair status
 - Has not yet dealt with one owner's porch rot, but is on the books to do so
 - h. Insurance premiums may go up next year
 - Will be part of the budget discussion to be held in the November Board meeting
 - i. Other items regarding WCM – none at this time

6. General announcements and items for the record
 - a. Results of August walkthrough of the development – reported items are captured in various parts of these minutes

Discussion and Decision Items:

1. A committee has been established to develop a resolution that clarifies the owners' obligation regarding lawn watering because the wording of CC&R Section 3.9.1(b) is not precise on this subject
 - a. Committee will be chaired by Tamina Toray, and will have Chantal Chevalier as an additional member.
 - b. Results of Committee's work will need Board approval for implementation
2. Next meeting will be on Thursday October 19, 2023 at 7:00 PM PST via Zoom at this link: <https://us06web.zoom.us/j/84760168317>

Action Items:

1. WCM will contact Umpqua Bank to resolve the lack of mailing of monthly statements to the Treasurer
2. WCM will obtain bids from arborists for tree pruning/trimming
3. WCM will contact insurance agent to determine the expected premium increases in preparation for the November budget discussion
4. WCM will contact the landscaping company to ask for a less aggressive trimming of shrubs
5. WCM will contact the landscaping company to determine if we could cut back on the mowing frequency to every-other week especially in the summer, with the expectation of reducing our cost and helping the grass be greener

Date and time of next meeting: Thursday October 19, 2023 at 7:00 PM PST via Zoom at this link: <https://us06web.zoom.us/j/84760168317>

Adjournment was at 7:43 PM PST
Respectfully submitted, Ike Ghozeil, Secretary