

The Meadows at Timberhill Home Owners' Association

Minutes of Wednesday January 17, 2024 Annual & Board meetings

Meeting called to order at 7:20 p.m. PDT. **Present:** President Robert Neary, Treasurer Maggie Wang, Secretary Ike Ghozeil, Jason Peter and Sherrie Tate of Willamette Community Management (WCM), and owners Bruce Bowlby, Tricia Bowlby, Ann Chavarria, Chantal Chevallier, Marianne Clausing-Lee, Christy Fitch, John Fitch, Amy Ghozeil, Cory Hooker, Nancy Neary, Mitch Springer and Tamina Toray. Meeting was conducted via Zoom using the following link: <https://us06web.zoom.us/j/84760168317>. Meeting was preceded by the Annual Owners meeting.

Open Forum:

1. Tamina asked for clarification on responsibility for dryer vent attachment in units' attics after reroofing
 - a. Dryer vents become detached from attic ceilings due to improper tape used, aging and reroofing
 - b. Owners should check their vent pipes in their attics – if detached due to reroofing they should contact WCM
 - c. Recommended reattachment is with hose clamp and/or foil tape – avoid using screws that protrude into/enter exhaust space because they can cause lint accumulation
2. Cory asked about projected deficit in 2024 budget
 - a. Budget does not reflect outstanding income from special assessments on a payment plan
 - b. If deficit does occur, it would be covered from reserves and would not result in an increase in monthly assessments

Housekeeping and Report Items:

1. Confirmation of board member's officer positions – At the Annual Meeting Ike was re-elected to the Board and will continue to serve as Secretary
2. Approve Minutes from the Board meeting of December 14, 2023 – Ike
 - a. The minutes as posted on website were approved
3. Approve the Treasurer's report – Maggie
 - a. The large expense in December was for gutter cleaning
 - b. No large expenses expected in the near future
 - c. The Treasurer's report was approved
4. ARC request
 - a. An owner has petitioned the ARC regarding parking a trailer in their driveway – This is not an ARC issue, but it is not permitted by the HOA's CC&Rs and the trailer should be parked elsewhere, not on MTH property
 - b. Tamina asked about status of request to replace a front door's glass side-panel – Request has been misplaced and will be addressed ASAP
5. Committee reports – Landscape Committee – none at this time
6. Report from Willamette Community Management
 - a. Status of delinquent accounts
 - Three delinquent accounts, one of which is 90 days overdue
 - WCM will follow up with information on how this is being addressed
 - b. All reroofing has been completed
 - c. Gutter cleaning – no update
 - d. Landscaping – no update

- e. Painting status
 - Decision on resumption of painting is on hold at this time
 - f. Other items regarding WCM
 - WCM is being dissolved and has sent out a 60-day notice of termination of contract effective February 13
7. General announcements and items for the record – none at this time

Discussion and Decision Items:

1. As a follow-up to the upcoming dissolution of WCM, the Board met with Charlotte Fleming and Sherrie Tate of Fleming Properties, LLC (FPL)
 - a. Board was impressed with their professionalism and dedication
 - b. A one-year contract ending on March 31, 2025 will be signed with FPL
2. Robert has contacted Umpqua Bank regarding their continuing to send statements to our former Treasurer – current Treasurer is also receiving the statements
3. Next meeting will be on Thursday February 15, 2024 at 7:00 p.m. PST via Zoom at this link: <https://us06web.zoom.us/j/84760168317>

Action Items:

1. Board will sign a one-year contract with Fleming Properties, LLC (FPL) ending March 31, 2025
2. WCM/FPL will follow up on Tamina's ARC request
3. WCM/FPL will update Board on status of 90-day overdue delinquent account

Date and time of next meeting: Thursday February 15, 2024 at 7:00 p.m. PST via Zoom at this link: <https://us06web.zoom.us/j/84760168317>

Adjournment was at 7:48 p.m. PST

Respectfully submitted, Ike Ghozeil, Secretary