

The Meadows at Timberhill Home Owners' Association

Minutes of Wednesday April 17, 2024 Board meeting

Meeting called to order at 7:00 p.m. PST. **Present:** President Robert Neary, Treasurer Maggie Wang, Secretary Ike Ghozeil, Sherrie Tate of Fleming Properties LLC (FPL), and owners Marianne Clausing-Lee, Christy Finch, Nancy Neary and Tamina Toray. Meeting was conducted via Zoom at this link:

<https://us06web.zoom.us/j/2330333063?pwd=gfFuFlqTbL1gHzSq4URrupMkSaGwrM.1&omn=86087100840>

Open Forum: Tamina brought up the gutter-cleaning issue we've had, and Sherrie said the contractor sent out a team to fix the problems that were noted – we will not know the outcome until the next major rain event

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting of March 20, 2024 – Ike
 - a. Approval of the minutes was deferred until next meeting because, inadvertently, they were not posted on the website
2. Approve the Treasurer's report – Maggie
 - a. Maggie reported that the financials look reasonable and the report was approved
3. ARC request – none at this time
4. Committee reports – None at this time
5. Report from Fleming Properties LLC (FPL)
 - a. Status of delinquent accounts
 - Payments have been received from most of the delinquent accounts
 - One account is 90+ days overdue and a certified letter was sent on April 9 to the owner(s) informing them a lien has been put on their unit – FPL awaiting delivery confirmation
 - FPL will provide Robert with the history of this delinquent account and he will attempt to contact owner(s) directly by phone
 - b. Landscaping – mowing and maintenance
 - Some owners have complained about our current landscaper's work quality
 - FPL will contact current landscaper to point out deficiencies
 - It was pointed out that we had issues with previous contractors' work quality
 - Contract decision deferred until further information is received
 - c. Landscaping – bark dust
 - Landscaping companies not bidding on application of bark dust
 - FPL has contacted bark provider for direct contract and is awaiting its response
 - d. Tree pruning
 - Work will begin on April 30
 - e. Financial review
 - Decided to go with the less expensive proposal rather than with previous provider
 - f. Reserve study
 - Will go ahead with proposed Phase 3/least expensive third option (no site visit) as selected by the Board at the March meeting
 - g. Gutter cleaning
 - Contractor sent out a team to fix the problems noted – we will not know the outcome

- until the next major rain event
- h. Roofing issue – venting
 - Some of the buildings reroofed recently have their vents roofed over
 - Contractor has been apprised of this issue and will inspect/correct this problem
 - i. FPL will send the Board three samples/proofs of door hangers – these will inform occupants of need to turn on sprinkler systems to water lawns
 - j. Painting status
 - Resumption of painting is on hold at this time – awaiting additional bids
 - Enough funds are on hand to paint three or four buildings this year
 - Marianne and Robert will look at the buildings and recommend which ones should be done first – some require repair as well as painting
 - Decision was made to stay with current colors of buildings
6. General announcements and items for the record
- a. FPL will inform owners of option to pay assessments via paperless method – a \$5 fee would apply to each payment

Discussion and Decision Items:

1. Decision was made not to coordinate landscaping with other HOAs – complicates activities with little expected benefit
2. Landscaping contract on hold at this time
3. Decided to proceed with financial review and reserve study
4. Resumption of painting is on hold at this time – decided to stay with current building colors
5. Maggie will put forward a plan for putting some of our funds in CDs
6. Next meeting will be on Thursday May 23, 2024 at 7:00 p.m. PST via Zoom

Action Items:

1. Marianne and Robert will look at the buildings and recommend which ones should be painted first
2. Maggie will put forward a plan for putting some of our funds in CDs
3. FPL will do the following:
 - a. Provide Robert with the history of major delinquent account and he will attempt to contact owner(s) directly by phone
 - b. Contact current landscaper to point out deficiencies
 - c. Obtain bid from bark dust provider
 - d. Proceed with contracting financial review and reserve study
 - e. Send the Board three samples/proofs of door hangers addressing lawn watering
 - f. Inform owners of paperless assessment payment option

Date and time of next meeting: Thursday May 23, 2024 at 7:00 p.m. PST via Zoom using this link:

<https://us06web.zoom.us/j/2330333063?pwd=gFuFlqTbL1gHzSq4URrupMkSaGwrM.1&omn=86087100840>

Adjournment was at 7:58 p.m. PST

Respectfully submitted, Ike Ghozeil, Secretary