

The Meadows at Timberhill Home Owners' Association

Minutes of Wednesday May 29, 2024 Board meeting

Meeting called to order at 7:03 p.m. PDT. **Present:** President Robert Neary, Treasurer Xiaoqin (Maggie) Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Joel Allen, Chantal Chevalier, Marianne Clausing-Lee, and Tamina Toray. Meeting was conducted via Zoom at this new link:
<https://us06web.zoom.us/j/83796681599?pwd=FYT4ATbRyVTeglfF2Xld42fdwjtBzoE.1>

Open Forum: Tamina brought up comments she heard from owners & residents regarding our recent tree trimming – extent of trimming and the clean-up after work was done were discussed. Robert clarified that we contracted for basic trimming, and Sherrie stated that contractor sent crew to complete the clean-up.

Chantal pointed out that it's sometimes difficult for cars to get through on Daylily and Huckleberry when cars are parked on both sides of the street. This parking is legal, and any change requests should be addressed by the city of Corvallis.

Marianne pointed out that some drain pipes on lawns are exposed (see Landscaping – drain pipes section for follow-up)

Housekeeping and Report Items:

1. Approved Minutes from the Board meeting of April 17, 2024 – Ike
2. Approve the Treasurer's report – Xiaoqin (Maggie)
 - a. Xiaoqin (Maggie) reported that the financials look reasonable and the report was approved
 - b. Xiaoqin (Maggie) reported on putting \$100K of our reserves into two CDs, and recommendation was approved (see Discussion and Decision section for formal action)
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
 - Number of delinquent accounts is greatly reduced and delinquency amounts are also smaller
 - b. Landscaping – mowing and maintenance
 - Mowing has begun and contractor should be reminded to mow on an every-other-week basis
 - c. Landscaping – bark dust
 - Landscaping companies not bidding on application of bark dust
 - FPL is contacting bark providers for direct contract
 - Work would be done in the fall, to reduce airborne dust
 - d. Landscaping – drain pipes
 - Ask landscaping contractor for estimate to retrench and bury exposed drain pipes in lawns where soil has compacted
 - e. Tree pruning
 - Work was completed (see Open Forum section above)
 - f. Gutter cleaning
 - Robert will meet with contractor to fix the problems noted
 - g. Roofing issue – venting

- Some of the buildings reroofed recently had their vents roofed over when they should not have been - contractor has been apprised of this issue
 - Sherrie is obtaining a bid to address roof vents on recently reroofed buildings to determine their adequacy and possible need to replace some of them – HOA will pay for this work, which may be reimbursed if roofing contractor is at fault
 - Bidder will determine if attic access will be needed
- h. Door hangers – FPL will send the Board updated samples/proofs of door hangers – these will inform occupants of need to turn on sprinkler systems to water lawns
 - i. Painting status
 - Only one bid received
 - Bid is reasonable and decision was made to go ahead with this company
 - Decision was made to stay with current colors of buildings
6. Light fixtures – Front and rear light fixtures are outdated and need replacement
 - a. FPL will obtain bids for replacement, including installation
 - b. Funds are budgeted for this work
 7. General announcements and items for the record – None at this time

Discussion and Decision Items:

1. Painting will start as schedule allows – decided to stay with current building colors
2. Xiaoqin (Maggie) is authorized to proceed with getting CDs if terms and finances are adequate
3. Next meeting will be on Thursday June 20, 2024 at 7:00 p.m. PDT via Zoom

Action Items:

1. Xiaoqin (Maggie) will obtain CDs if terms and finances are adequate
2. FPL will do the following:
 - a. Contact current landscaper and remind them to mow every other week, rather than weekly
 - b. Obtain bid from current landscaper to retrench and bury drain pipes that are exposed on some of the lawns
 - c. Obtain bid from bark dust provider – bark dust to be applied in the fall
 - d. Send the Board samples/proofs of door hangers addressing lawn watering

Date and time of next meeting: Thursday June 20, 2024 at 7:00 p.m. PDT via Zoom using this link:

<https://us06web.zoom.us/j/83796681599?pwd=FYT4ATbRyVTegIF2Xld42fdwjtBzoE.1>

Adjournment was at 8:01 p.m. PDT

Respectfully submitted, Ike Ghozeil, Secretary