

The Meadows at Timberhill Home Owners' Association

Minutes of Tuesday September 19, 2024 Board meeting

Meeting called to order at 7:03 p.m. PDT. **Present:** President Robert Neary, Treasurer Maggie Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Chantal Chevalier, Marianne Clausing-Lee, and Tamina Toray. Meeting was conducted via Zoom.

Open Forum: Chantal reported that the ongoing painting looked good and the company doing the work seems reliable; she asked about the repair or replacement of her unit's gutter damaged during the painting (contractor addressing this) and about the split board under the eaves over her garage (Sherrie addressing this); and the lack of watering at a unit near hers (Sherrie informed that a broken watering valve had to be replaced, which took time).

Housekeeping and Report Items:

1. Approved minutes from the Board meeting of July 23, 2024 – Ike
2. Approved the Treasurer's report – Maggie
 - a. Treasurer 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
 - Two accounts are noticeably delinquent and owners have been contacted
 - One of the owners was out of the country and is mailing a check
 - Second owner will have a lien put on the property and will be informed of this action
 - b. Landscaping – Mowing and maintenance
 - No major issues at this time, other than broken watering valve replacement (see above)
 - Need to obtain bids for lawn care in 2025
 - c. Landscaping – Diseased tree
 - Tree at 3199 Morning Glory has been removed
 - d. Landscaping – Bark dust
 - Hemlock bark has been blown into place and work has been completed
 - e. Roofing issue – None at this time
 - f. Painting status
 - Work on the first building has been completed
 - Pressure washing of second building will be done at end of September followed by painting at least two days later
 - Two more buildings will be painted this calendar year
 - Plan is to paint four additional buildings in 2025
6. Light fixtures
 - a. The last 61 fixtures will arrive at Home Depot in week of 23 September
 - b. Replacement of all outside fixtures will be completed by the end of September
7. Draft financial review for 2022 was received
 - a. Will be reviewed by President and signed if no issues noted
8. Casualty and liability insurance
 - a. Farmers Insurance inspector did a walk-through with Sherrie

- b. Report from Farmers does not seem to match the fact that we are a townhouse complex and not a condominium, and it seems that two different persons were involved in this activity – one in the inspection and another in writing the report
 - c. Some of the “deficiencies” in the report are owners’ responsibilities and not the HOA’s
 - d. Board asked whether Farmers is charging us for facilities that a condominium would have, and that we don’t have because we’re a townhouse complex
 - e. Robert has talked to our insurance agent and has asked her to do her own inspection
9. General announcements and items for the record
- a. There were no bids requiring review at this meeting
 - b. Budget for 2025
 - Budget Study report does not address how much needs to go into the various reserves – Charlotte will look at this and may need to contact report’s preparer for input
 - Charlotte will prepare a draft budget for 2025 and will include an expected insurance premium increase, to be presented at the next Board meeting
 - c. Robert is planning on vacating his post as President after the annual meeting, and a search for a suitable replacement has begun

Discussion and Decision Items:

1. Next meeting will be on Thursday October 24, 2024 at 7:00 p.m. PDT via Zoom

Action Items:

1. Robert will work with Farmers Insurance to determine that we are insured correctly, as a townhouse complex and not a condominium
2. FPL will do the following:
 - a. Proceed with repair/replacement of split board under Chantal’s eaves
 - b. Impose lean on account with major delinquency and inform owner of this action
 - c. Obtain bids for lawn care in 2025
 - d. Prepare a draft budget for 2025
 - e. May need to contact Budget Study preparer for guidance on reserves for 2025

Date and time of next meeting: Thursday October 24, 2024 at 7:00 p.m. PDT via Zoom.

Adjournment was at 7:55 p.m. PDT

Respectfully submitted, Ike Ghozeil, Secretary