

The Meadows at Timberhill Home Owners' Association

Minutes of Tuesday October 24, 2024 Board meeting

Meeting called to order at 7:13 p.m. PDT. **Present:** President Robert Neary, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Joel and Melody Allen, Chantal Chevalier, and Marianne Clausing-Lee. Meeting was conducted via Zoom. Meeting had a late start because of connectivity issues.

Open Forum: None at this time

Housekeeping and Report Items:

1. Approved minutes from the Board meeting of September 19, 2024 – Ike
2. Treasurer's report
 - a. Report was tabled until the next Board meeting due to the Treasurer's absence
3. ARC requests – None at this time
4. Committee reports – None at this time
5. Report from Fleming Properties LLC (FPL)
 - a. Status of delinquent accounts
 - A lien was put on the unit that was in arrears by several months
 - a. The account is now up to date and the lien will be removed
 - b. Landscaping – Mowing and maintenance
 - No major issues at this time
 - c. Roofing issue – None at this time
 - d. Gutters/eaves on Chantal's unit have been repaired
 - e. Painting status
 - Work on three buildings has been completed
 - Painting of fourth building planned for this year has been postponed to 2025 due to weather conditions, and will be done at the originally quoted cost
 - Plan is to paint four additional buildings in 2025
 - f. Light fixtures
 - All front and rear fixtures have been installed, with the exception of 14 rear ones
 - Remaining fixtures will be installed shortly after they are received by Home Depot
6. Casualty and liability insurance
 - a. Farmers Insurance has determined that the "deficiencies" identified by their inspector do not apply to our development because it is a townhouse complex, and not a condominium
7. Other items
 - a. An owner reported an issue with the retaining wall at the back of several of the units on Morning Glory
 - Board has determined the wall is not on Meadows at Timberhill land
 - Owner has been informed of this, with the recommendation to contact the City of Corvallis for resolution of this issue
8. General announcements and items for the record
 - a. There were no bids requiring review at this meeting
 - b. Budget for 2025
 - Charlotte presented a draft budget for 2025
 - It includes an expected insurance premium increase, the planned resealing of the

- asphalt surfaces for which the HOA is responsible, and other maintenance needs as they arise
- Also included is a plan to replenish our reserves, which go into our savings and CD accounts
 - FPL recommends a \$30 increase in the monthly assessment to cover these expenses
- c. An amendment will be added to our bylaws to satisfy the new Corporate Transparency Act and to ensure that Board members agree to adhere to this Act's requirements
 - d. 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 November 14, 2024 at 7:00 p.m. PST via Zoom
2. Annual meeting is tentatively scheduled for December 12, 2024

Action Items:

1. Ike will provide FPL with the proxy form used in the last two years
2. FPL will do the following:
 - a. Remove lean on account that was recently brought up to date
 - b. Provide an Excel spreadsheet of the draft budget for 2025

Date and time of next meeting: Thursday November 14, 2024 at 7:00 p.m. PST via Zoom

Adjournment was at 8:05 p.m. PDT

Respectfully submitted, Ike Ghozeil, Secretary