

The Meadows at Timberhill 2024 Home Owner's Association Annual Meeting Minutes

January 9, 2025

Meeting called to order at 7:03 p.m. PST. **Present:** President Robert Neary, Treasurer Maggie Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Diana Blatt, Johnny Chen, Marianne Clausing-Lee, Christy Fitch, and Nancy Neary. Meeting was conducted via Zoom. It was followed by a regular Board meeting.

1. Video sign in, call to order, welcome. The meeting was conducted using a conference call format, with all present on the call able to participate.
2. Confirmed a quorum is present – Roll call was taken; a count of members present and proxies was taken. A quorum of twenty was confirmed by Sherrie Tate of FPL.
3. Robert Neary gave a brief presentation on the purpose and functions of the Board of Directors. Additionally, there was a brief description of the current state of the Meadows at Timberhill development, as well as plans for future maintenance and improvements.
 - A brief description of history of building maintenance and repairs was given.
 - Our roofs now have a 30-year warranty from date of installation.
4. The minutes from the January 17, 2024 Annual Owners' meeting as published on the HOA web site were approved by the owners present.
5. There was a brief discussion of the budget for 2025. It has been modified to correctly capture the funding of the HOA's reserves, which are used to cover unexpected expenses as well as future major ones. Also, an increase of \$30 in the monthly assessments is necessary to cover increased cost increases.
6. Election of board member(s) – The open position of President was discussed and the floor was opened for nominations. Johnny Chen offered to serve on the Board and was elected unanimously.

The Annual meeting was adjourned at 7:24 p.m. PST and the regular Board meeting was started.