

The Meadows at Timberhill Home Owners' Association

Minutes of Thursday January 9, 2025 Board meeting

Meeting called to order at 7:24 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. Meeting was preceded by the Annual Owners meeting.

Open Forum: Christy asked about the outcome of the discussions regarding the block walls in the backyards of properties on Morning Glory – Robert reported that their maintenance is the owners' responsibility, while that the fence between these walls and the City's land is the HOA's responsibility, and that next Spring the City will remove vegetation along this fence to reduce a fire hazard and allow maintenance

Housekeeping and Report Items:

1. Approved minutes from the Board meeting of December 12, 2024 – Ike
2. Treasurer's report - Maggie
 - a. Financials look good and were approved
3. ARC requests
 - a. Request to install enclosure to house trash cans in driveway of 3203 Foxtail was approved via an email caucus previous to this meeting – does not violate CC&Rs
4. Committee reports – None at this time
5. Report from Fleming Properties LLC (FPL)
 - a. Status of delinquent accounts
 - There are three persistent delinquencies at this time
 - Owners will be contacted directly by FPL, and liens may be applied if necessary
 - b. Landscaping – Mowing and maintenance
 - No major issues at this time
 - c. Roofing issue
 - No major issues at this time
 - d. Gutters/eaves – No issues at this time
 - e. Painting status
 - Work will resume in the spring
 - f. Light fixtures
 - Bid was received for installation of remaining sixteen rear fixtures
 - Board approved completion of this work although it is at higher cost than for the initial work
6. Other items – None at this time
7. General announcements and items for the record
 - a. Robert has resigned his Board position after twenty years of excellent service, and the open position has been filled by Johnny Chen at the Annual Meeting

Discussion and Decision Items:

1. Board has decided to complete the lighting work with the current contractor
2. Next meeting will be on Thursday February 13, 2025 at 7:00 p.m. PST via Zoom

Action Items:

1. FPL will do the following:

- a. Contact contractor to complete the lighting fixtures installation work

Date and time of next meeting: Thursday February 13, 2025 at 7:00 p.m. PST via Zoom

Adjournment was at 7:53 p.m. PDT

Respectfully submitted, Ike Ghozeil, Secretary