

# The Meadows at Timberhill Home Owners' Association

Minutes of Thursday April 24, 2025 Board meeting

**Meeting called to order** at 7:04 p.m. PST. **Present:** President Johnny Chen, Treasurer Maggie Wang, Secretary Ike Ghozeil, Sherrie Tate of Fleming Properties LLC (FPL), and owners Chantal Chevalier, Marianne Clausing-Lee, Christy Fitch, and Robert Neary. Meeting was conducted via Zoom at this link:

<https://us06web.zoom.us/j/86198618983?pwd=GpQnM70nsJYhjULZsg5bHnMUXlli5O.1>

**Open Forum:** Robert mentioned that wildfires in Southern California were made worse because of embers blowing onto bark dust around houses. HOA has been using bark dust around the buildings. Suggestions were made to look at replacing the current bark dust with one treated with fire-retardants or with landscape rocks. Consensus leaned toward rocks.

## **Housekeeping and Report Items:**

1. Approved minutes from the Board meeting of February 13, 2025 – Ike
2. Treasurer's report - Maggie
  - a. Maggie asked for clarification of \$3,000 transfer to savings account – After the meeting Sherrie reported there is an automatic monthly transfer of \$3,000 to the savings account
  - b. Sherrie noted that assessment checks are deposited weekly on Fidays, and that some owners prepay on a quarterly basis
  - c. Renewal of the \$50,000 CD was approved
  - d. Treasurer's report was approved
3. Wildfire preparation and prevention
  - a. HOA will work with neighboring HOAs to form working group to address wildfire prevention
  - b. Johnny recommended we form a committee to stay on top of this – Action deferred to later meetings
  - c. Marianne suggested we follow the lead of the neighboring HOAs
4. ARC requests – None at this time
5. Committee reports – None at this time
6. Report from Fleming Properties LLC (FPL)
  - a. Status of delinquent accounts
    - There is one significant delinquency at this time – Owners were away and will bring account up to date
    - Many assessments are prepaid
  - b. Landscaping – Mowing and maintenance
    - Contract with Genesis landscaping was approved by Board via email discussions before this meeting
    - Mowing will be done on alternate Tuesdays, rather than the originally planned Thursdays, because owners already have watering set up with this schedule in mind
  - c. Roofing issue – No major issues at this time
  - d. Gutters/eaves – No major issues at this time
  - e. Painting status
    - Work will resume in late spring
    - Sherrie met with contractor to point out the next four buildings to be painted
    - A fifth building was identified that needs painting – Maggie will look at financials to

- see if funds are available to do this work sooner than planned
- An additional building was not painted under last year's contract and will also be painted this spring
- Painting bid was received
- Stom Contracting will do required repairs before power washing of buildings and is limited to \$2,000 – Additional expenses must be pre-approved by Board
- Sherrie will provide Robert with building painting map/status for posting on website
- f. Light fixtures
  - Remaining fixtures received from Home Depot, but they were not what was ordered
  - After receipt of correct fixtures, sixteen rear fixtures will be scheduled for completion – Will coordinate with owners/tenants because fixtures are in the units' backyards
- g. Status of Corporate Transparency Act (CTA)
  - Johnny provided FPL with scanned copy of his driver's license and is now in compliance with CTA requirements
- 7. Liability insurance – No item at this time
- 8. Other items
  - a. Chantal and Christy saw one light fixture that has become unattached from wall – Sherrie will follow up with electrician to fix this problem
  - b. City will cut down vegetation along the required fence – FPL will follow up on status
- 9. General announcements and items for the record – None at this time

#### **Discussion and Decision Items:**

1. Communications Committee was formed, with Robert as its lead – Will continue to maintain website and post minutes, and may add members to assist as needed
2. Next meeting will be on Friday May 30, 2025 at 7:00 p.m. PDT via Zoom at this link <https://us06web.zoom.us/j/86198618983?pwd=GpQnM70nsJYhjULZsg5bHnMUXlli5O.1>

#### **Action Items:**

1. Maggie will look at finances to determine if we have the funds to paint the additional/fifth building identified as being in need of painting sooner than planned
2. FPL will do the following:
  - a. Renew \$50,000 CD
  - b. Coordinate with neighboring HOAs on wildfire prevention
  - c. Provide Robert with building painting map/status for posting on website
  - d. Contact the City to get the status of vegetation removal at required fence
  - e. Contact electrician to fix the light fixture that has become unattached from wall

**Date and time of next meeting:** Friday May 30, 2025 at 7:00 p.m. PDT via Zoom at this link <https://us06web.zoom.us/j/86198618983?pwd=GpQnM70nsJYhjULZsg5bHnMUXlli5O.1>

**Adjournment** was at 7:55 p.m. PDT  
Respectfully submitted, Ike Ghozeil, Secretary