



*Meadows at Timberhill
Homeowners Association
PO Box 805
Albany, OR 97321
www.MeadowsAtTimberhill.com*

Minutes of Thursday September 25, 2025 Board meeting

Meeting called to order at 7:04 p.m. PDT. **Present:** President Johnny Chen, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Nancy Neary and Robert Neary. Meeting was conducted via Zoom.

Open Forum: - None at this time

Housekeeping and Report Items:

1. Minutes from the Board meeting of August 27, 2025 – Ike
 - a. Minutes were approved
2. Treasurer's report – Maggie
 - a. Tabled due to Treasurer's absence
 - b. Decision on obtaining new CD for \$50K tabled due to Treasurer's absence
 - c. Charlotte reported an unexplained \$10K shortage in assessments received versus budgeted – may be due to prepayment by owners in 2024
3. Wildfire preparation and prevention
 - a. Tamina Toray provided email stream to Johnny, who forwarded it to Board and FPL
 - b. Awaiting bid for vegetation removal along Required Fence
4. New business
 - a. Budget planning for 2026
 - FPL will set up a Zoom review for Board with RSG to discuss reserve study – Board members are available most afternoons for this meeting
 - Budget planning to be started in October – Johnny will go to FPL office to work on it
 - Reserve funding assessment will be part of the budget planning process, with possible increase to \$5K per month going to reserves, versus current \$3K
5. ARC requests
 - a. Details of request for a new fence at 2999 NW Morning Glory Drive were received – Board discussion and decision are pending
6. Committee reports – None at this time
7. Report from Fleming Properties LLC (FPL)
 - a. Status of delinquent accounts
 - One large delinquent account is on an inadequate payment plan – Board decided to place a lien on the unit and owner will be informed of this action
 - Two remaining delinquent accounts received emails reminding them they need to bring their accounts up to date
 - b. Landscaping
 - Landscaping contractor has sprayed for crane flies earlier in the year
 - c. Roofing
 - Letter addressing the dryer and furnace venting issues due to reroofing was sent to owners via USPS – explains the process needed to fix this problem through Stutzman
 - d. Gutters/eaves
 - Eight gutters need replacement – awaiting bid for this work
 - Waiting for two bids for gutter cleaning

- e. Painting status
 - Completed painting of four of the five buildings to be painted this year
 - Painting preparation of fifth building started on September 22
- f. Board will begin the 2026 budget process in October – expect December completion
 - Will identify which buildings need painting in 2026
 - Reserve study will be part of this process
 - Future financial reports will break out how monthly assessments are distributed, starting in January 2026
- g. Liability insurance – No report at this time, but insurance is paid for the rest of 2025
- 8. Other items
 - a. Awaiting bid for vegetation removal along Required Fence – City is supposed to cut down vegetation along its side of this fence
 - b. Maintenance items on 2767 NW Daylily Ave are being addressed by handyman
 - c. Charlotte suggested sending a Fall newsletter to owners with pertinent reminders
- 9. General announcements and items for the record – None at this time

Discussion and Decision Items:

1. Next meeting will be on Thursday October 23, 2025 at 7:00 p.m. PDT via Zoom link to be provided by email and on the HOA website

Action Items:

1. Board will review and discuss ARC request for new fence at 2999 NW Morning Glory Dr
2. FPL will do the following:
 - a. Track down \$10K difference between actual and budgeted assessments
 - b. Put lien on unit with major assessment delinquency
 - c. Obtain bids for clearing vegetation in key hazard areas
 - d. Set up a Zoom review for Board with RSG to discuss the reserve study entries
 - e. Get bids for gutter cleaning, proper gutter connections, replacing damaged ones and cost of leaf-guard installation
 - f. Determine which areas are in need of asphalt repair and/or seal
2. **Date and time of next meeting:** Thursday October 23, 2025 at 7:00 p.m. PDT via Zoom link to be provided by email and on the HOA website

Adjournment was at 7:42 p.m. PDT
Respectfully submitted, Ike Ghozeil, Secretary