



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

Minutes of Thursday October 23, 2025 Board meeting

Meeting called to order at 7:04 p.m. PDT. **Present:** President Johnny Chen, Treasurer Maggie Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Marianne Clausing-Lee 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 September 25, 2025 – Ike
 - a. Minutes were approved, with correction about Zoom meeting with RSG
2. Treasurer's report – Maggie
 - a. Finances look good
 - b. Approved obtaining a new six-month CD for \$50K with Umpqua Bank
 - c. It was agreed that majority of remaining funds be put in a money market account at Umpqua Bank while keeping the minimum requirement in the current savings account
 - d. Prior to this meeting the Board had approved, via email, the purchase of lawn signs regarding dog-droppings cleanup by pet owners
 - e. Charlotte explained an apparent \$10K shortage in assessments received vs budgeted – it was due to incorrect crediting of receipts to other entries in financial report
 - f. Treasurer's report was approved
3. Wildfire preparation and prevention
 - a. Approved vegetation removal along Required Fence based on bid received for this work
 - b. Will ask lawncare company to modify its bid to include vegetation removal along the Required Fence on a regular basis in 2026
 - c. Tamina Toray will continue coordination with neighboring HOAs – seeking permanent solution for vegetation removal and cleanup along Required fence
 - d. Charlotte will provide information on sand-like material to replace bark dust
4. New business
 - a. Budget planning for 2026
 - Next Board meeting will be mostly about the 2026 budget
 - Budget planning has started in October with FPL proposed budget
 - Reserve funding assessment will be part of the budget planning process
 - Will remove allocation for trellis repair and maintenance – this work is included in painting and its associated repairs
5. ARC requests
 - a. Approved request for a new fence at 2999 NW Morning Glory Drive per submitted plan
6. Committee reports – Robert, as head of Communications Committee, posts the minutes
7. Report from Fleming Properties LLC (FPL)
 - a. Status of delinquent accounts
 - One large delinquent account has agreed to be caught up by mid-December and Board has requested that the agreement be put in writing – owner has been informed that a lien would be placed on property if this agreement is not implemented
 - Remaining accounts are in good shape and many are prepaid
 - b. Landscaping

- Landscaping contractor has been asked to revise its bid to include vegetation removal along the Required Fence on a regular basis in 2026
- c. Roofing
 - Stutzman is coordinating with owners to implement attic inspections to correct venting issues due to reroofing
- d. Gutters/eaves
 - Approved proceeding with gutter cleaning and repair per bid on hand
- e. Painting status
 - All painting has been completed for this year and has been paid in full
- f. Board has begun the 2026 budget process – will hold Zoom meeting and expects 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
- h. Earthquake insurance – Next payment is due in December
- 8. Other items
 - a. Approved to proceed with maintenance items on 2767 NW Daylily Ave per bid by handyman
 - b. No areas require asphalt or cement maintenance at this time
 - c. Tabled: Charlotte's suggested 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 November 20, 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 do the following:
 - a. Remove from reserves the allocation for trellis repair and maintenance
 - b. Concentrate on 2026 budget at next month's Board meeting
2. FPL will do the following:
 - a. Implement a new six-month CD for \$50K at Umpqua Bank
 - b. Move majority of savings to a money market account
 - c. Implement vegetation removal along Required Fence
 - d. Provide information on sand-like material to replace bark dust
 - e. Obtain updated bid from lawncare contractor for regular vegetation removal along Fence
 - f. Implement gutter cleaning work
 - g. Implement maintenance at 2767 NW Daylily Ave
 - h. Implement ARC approval for a new fence at 2999 NW Morning Glory Drive
 - i. Obtain written payment agreement from owner on their significantly delinquent account

Date and time of next meeting: Thursday November 20, 2025 at 7:00 p.m. PDT via Zoom link to be provided by email and on the HOA website

Adjournment was at 8:06 p.m. PDT
Respectfully submitted, Ike Ghozeil, Secretary