



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

Minutes of Thursday November 20, 2025 Board meeting

Meeting called to order at 7:01 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 Chantal Chevalier, Robert Neary and Tamina Toray. Meeting was conducted via Zoom.

Open Forum: - None at this time

Housekeeping and Report Items:

1. Minutes from the Board meeting of October 23, 2025 – Ike
 - a. Minutes were approved
2. Treasurer's report – Maggie
 - a. Financial report was tabled until next meeting
 - b. Implementation of previously approved new six-month CD for \$50K at 3.15% per year with Columbia Bank (formerly Umpqua Bank) awaiting final DocuSign in process
 - c. Columbia Bank does not offer money market accounts, which means that decision to move funds in savings to money market cannot be implemented at this time
 - d. Discussed laddering of CDs – not available at this time through Columbia Bank
3. Wildfire preparation and prevention
 - a. Decided to postpone vegetation removal along Required Fence per bid on hand until we know City's response to our letter (see next item)
 - b. Robert drafted a letter addressed to the City Attorney concerning vegetation along the Required Fence and the associated risk of wildfire – Ike will finalize it for Johnny's signature
 - c. Charlotte provided information on sand-like material to replace bark dust
4. New business
 - a. Discussion of 2026 budget
 - Charlotte presented a draft 2026 budget
 - Item #4150 – Bank Interest was updated to \$1,200 during the meeting
 - Item #5110 – Building Maintenance & Repairs – Other covers cost of painting-related repairs and maintenance
 - Item #5265 – Water-Irrigation was corrected to \$2,200 during the meeting
 - Next four buildings to be painted were identified – to be posted on website along with history of which buildings have been painted
 - Line for management fee will now cover fees currently charged separately for contractor meetings and other ancillary meeting charges
 - Updated/modified budget was approved
5. ARC requests – No new items
6. Committee reports – Robert, as head of Communications Committee, posts the minutes
7. Report from Fleming Properties LLC (FPL)
 - a. Status of delinquent accounts
 - Prior to the meeting FPL emailed an update of the status of delinquent accounts and action taken to correct them – One large delinquent account has a plan to become current

- Remaining accounts are in good shape and many are prepaid
- b. Landscaping
 - Landscaping contractor has stated that next year vegetation along Required Fence will be removed/controlled at no additional cost
- c. Roofing
 - No report at this time
- d. Gutters/eaves
 - No report at this time
- e. Painting status
 - Next four buildings to be painted have been identified
- f. Board completed the 2026 budget process as noted above
 - Future financial reports will break out how monthly assessments are distributed, starting in January 2026
- g. Liability insurance – No report at this time, but it is paid for the rest of 2025
- h. Earthquake insurance – Next payment is due in December
- 8. Other items
 - a. Maintenance items on 2767 NW Daylily Ave will be implemented shortly by handyman
 - b. Charlotte will put together 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. Annual meeting will be on Thursday January 15, 2026 at 7:00 p.m. PST via Zoom link and will be followed by a regular Board meeting – Zoom link to be provided by email and on the HOA website

Action Items:

1. Ike will finalize letter drafted by Robert to City regarding vegetation control as wildfire prevention – for Johnny’s approval and signature, with copies to City Fire Chief and the Timberhill wildfire HOA working group
2. Robert will update HOA website to show building painting history
3. FPL will do the following:
 - a. Postpone vegetation removal at Required Fence until further City response
 - b. Post on HOA website which four buildings will be painted in 2026
 - c. Implement gutter cleaning work
 - d. Send out annual meeting announcement and related material

Date and time of next meetings: Annual meeting will be on Thursday January 15, 2026 at 7:00 p.m. PST via Zoom link and will be followed by a regular Board meeting – Zoom link to be provided by email and on the HOA website

Adjournment was at 8:03 p.m. PST
Respectfully submitted, Ike Ghozeil, Secretary