

The Meadows at Timberhill 2025 Home Owner's Association Annual Meeting Minutes

January 15, 2026

Meeting called to order at 7:08 p.m. PST. **Present:** President Johnny Chen, Treasurer Maggie Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Ann and Victorio Chavarria, Chantal Chevalier, Susie Conley, Christy Fitch, Nancy and Robert Neary, Kath Schonau, Joel Skotte, Tamina Toray and Quan Zhang. Meeting was conducted via Zoom. It was followed by a regular Board meeting.

1. Video sign in, call to order, welcome. The meeting was conducted using a conference call format, with all present on the call able to participate.
2. Confirmed a quorum is present – Roll call was taken; a count of members present and proxies was taken. A quorum of twenty was confirmed by Sherrie Tate of FPL.
3. Johnny Chen gave a brief presentation on the purpose and functions of the Board of Directors. Additionally, there was a brief description of the current state of the Meadows at Timberhill development, as well as plans for future maintenance and improvements.
4. The minutes from the January 9, 2025 Annual Owners' meeting as published on the HOA website were approved by the owners present.
5. There was an extensive discussion of the budget for 2026. It has been modified to capture additional funding of the HOA's reserves, which are used to cover unexpected expenses as well as future major ones. The current monthly assessment is sufficient to cover expected expenses and to fund reserves required by Oregon regulations.
 - Maggie discussed the status of our reserve accounts, which consist of \$100K in two CDs plus an additional \$30K in savings. Also discussed were our major annual expenses which are for painting four buildings per year, earthquake and liability insurance, and lawn care.
 - Charlotte added that reserves are expected to increase by \$60K this year, which is an improvement over the past, and will likely go into additional CDs. The Oregon State requirement for reserves is in part to have HOA-managed properties maintain their equity by meeting community standards. One of the purposes of the reserves is to meet future large expenditures such as reroofing.
 - Charlotte also mentioned that Stutzman, the roofing contractor, was addressing roof leaks and continuing to inspect attics for vent issues stemming from the reroofing work.
6. Election of board member(s) – There was one open position and the floor was opened for nominations. Maggie Wang were reelected unanimously.

The Annual meeting was adjourned at 7:29 p.m. PST and the regular Board meeting was started.