



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

Minutes of Thursday January 15, 2026 Board meeting

Meeting called to order at 7:29 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 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 preceded by the annual meeting for 2025.

Open Forum: - None at this time

Housekeeping and Report Items:

1. Minutes from the Board meeting of November 20, 2025 – Ike
 - a. Minutes were approved
2. Treasurer's report – Maggie
 - a. Financial report was presented at the annual meeting
 - b. Previously approved new six-month CD for \$50K at 3.15% per year with Columbia Bank (formerly Umpqua Bank) was implemented
 - 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
3. Wildfire preparation and prevention
 - a. Tamina reported on the impending dissolution of the Northwest Alliance Corvallis, and suggested that we have a line item in our budget to address wildfire prevention measures for our development
 - b. Tamina also reported that Meadowridge at Timberhill HOA is working with an arborist to address wildfire mitigation because it has more trees and other vegetation than we have
 - c. Charlotte stated that our mitigation effort can be captured as a reserve item in our budget
 - d. It was also stated that the City of Corvallis will allow us to clean up vegetation on its property adjacent to ours if we submit the necessary form
 - e. Christy also stated that the City will remove invasive native plants
 - f. Charlotte will get additional information by next Board meeting
 - g. Ike is finalizing a letter addressed to the City Attorney concerning vegetation along the Required Fence and the associated risk of wildfire – will require Johnny's signature
4. New business
 - a. The budget for 2026 was discussed at the annual meeting
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
 - One large delinquent account continues with a plan to become current but will probably take seven months to catch up – it was decided that a lien is to be placed on this unit to protect the HOA's interest, and will be removed when the account becomes current
 - Remaining accounts are in good shape and many are prepaid

- b. Landscaping – No new items
- c. Roofing
 - No report at this time
- d. Gutters/eaves
 - After-meeting input – gutter cleaning is scheduled for January 28 to February 9
- e. Painting status
 - After-meeting input – the next four buildings to be painted are numbers 58, 79, 82, and 89 (with number 97 as an option if funds permit), to be posted on our website
- f. Liability insurance – No report at this time, but it is paid up for the coverage period
- g. Earthquake insurance – Most recent payment was made in December 2025

8. Other items
 - a. No report at this time handyman
 - b. Charlotte will put together a Spring 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 March 19, 2026 at 7:00 p.m. PST via Zoom link – 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. FPL will do the following:
 - a. Place a lien on the unit with a major delinquent account
 - b. Look at including wildfire prevention as an item in our reserves
 - c. Obtain information on the City's responsibility in removing invasive native plants
 - d. Post on HOA website which four buildings will be painted in 2026
 - e. Implement gutter cleaning work

Date and time of next meetings:

1. Next meeting will be on Thursday March 19, 2026 at 7:00 p.m. PST via Zoom link – Zoom link to be provided by email and on the HOA website

Adjournment was at 8:00 p.m. PST

Respectfully submitted, Ike Ghozeil, Secretary