



*Meadows at Timberhill
Homeowners Association
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THE MEADOWS AT TIMBERHILL OWNERS' ASSOCIATION

Minutes of Board Meeting

Thursday, September 22, 2026 • Via Zoom

1. Opening

- 1.1 Meeting called to order at 7:05 p.m. PDT
 - 1.1.1 Attendance – 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 Tamina Toray
- 1.2 General announcements and items for the record – None at this time
- 1.3 Open Forum – No discussion at this time

2. Approvals & Financials

- 2.1 Minutes [Secretary]
 - 2.1.1 Approval of August 27, 2026 meeting minutes – Approved
- 2.2 Treasurer's Report [Treasurer]
 - 2.2.1 Financial report review and approval – Approved
- 2.3 ARC Requests
 - 2.3.1 None at this time

3. Operations & Property Management

- 3.1 Previous business
 - 3.1.1 Status of letter to owners about the carpenter ant infestation
 - 3.1.1.1 Letter was emailed to owners by FPL
 - 3.1.1.2 One owner replied they a black ant infestation
 - 3.1.2 Landscaper provided a bid for tree trimming
 - 3.1.2.1 It was decided to obtain at least one more bid from an arborist
 - 3.1.3 Landscaper provided a bid for trimming shrubs, bushes and vegetation near buildings, especially for the case where buildings are in contact with this growth
 - 3.1.3.1 Maggie asked whether trimming of bushes, etc. is not included in the landscaping contract
 - 3.1.3.2 FPL will determine whether this is the case
 - 3.1.3.3 Additional bids will be obtained if necessary
 - 3.1.4 Treatment for carpenter ant prevention will be performed in October
 - 3.1.5 Replacement of damaged gutters and downspouts will be performed in October
 - 3.1.6 Routine carpenter ant treatment will be done twice per year starting in October

3.2 New business

3.2.1 Nine rain drains on Meadows walkways are severely clogged and need to be cleaned out as soon as possible before the rainy season

3.2.1.1 A bid from a reputable contractor was obtained

3.2.1.2 It was decided to obtain at least one more bid because of due diligence

3.2.1.3 Board will decide on proceeding with this before the next meeting

3.2.2 FPL is preparing an autumn newsletter to the owners

3.2.2.1 Will seek nominations for Board positions (see below)

3.2.3 Future maintenance planning

3.2.3.1 Two buildings have been identified for repainting next year, and an additional two will be identified in the near future

3.2.4 Ike has announced that he will relinquish his role as Secretary after the next annual meeting

3.2.4.1 Board will seek nominations for this role as well for Treasurer, to be included in the autumn newsletter

3.2.5 Future Board meetings will be on Tuesdays, rather than Thursdays

4. Report from Property Manager – Fleming Properties LLC

4.1 Delinquent accounts and lien status

4.1.1 Account with lien on it is making payments and is in the process of becoming current

4.1.2 All remaining accounts are either up to date or prepaid

4.2 Landscaping

4.2.1 Landscaper has been doing a thorough job of dead leaf removal every year

4.2.2 Charlotte recommends that tree and drain maintenance be done on a yearly basis

4.3 Gutters/eaves replacement – Status report

4.3.1 As noted in Previous Business section above, replacement of damaged gutters and downspouts will be performed in October

4.4 Painting – Status and planning

4.4.1 As noted in Previous Business section above, two buildings have been identified for repainting next year, and an additional two will be identified in the near future

4.5 Carpenter ant infestation

4.5.1 As was noted in the Previous Business section treatment for carpenter ant prevention will be performed in October

4.6 Reserve study

4.6.1 Board members will do a walk through the complex with an RSG representative in preparation of the reserve study for 2027

4.7 Amount of future CD renewals will be determined after Board has a clearer view of upcoming expenses

4.8 Reiterated the importance of keeping owners informed of the distribution of the monthly assessments into operational expenditures and reserves

4.9 Sherrie is pulling together the autumn newsletter

4.10 Charlotte working to have insurance agent discuss the coverage of our insurance policies and what they cover

4.11 Have successfully tried out a new online payment method and recommends adding our HOA to this method of payments

5. Action Items – new and carried over

5.1 Board

5.1.1 Johnny will check that the City's approval of the HOA's vegetation control to prevent wildfires applies for the year 2027

5.1.2 Board will decide on proceeding with drain cleaning before the next meeting

5.1.3 Board will seek nominations for the Secretary and Treasurer positions

5.1.4 Board will decide on proceeding with online payment company recommended by FPL

5.2 FPL will do the following

5.2.1 Obtain at least one more bid from an arborist for tree trimming

5.2.2 Obtain at least one more bid for drain cleaning because of due diligence

5.2.3 Will determine if trimming of bushes, etc. is not included in the landscaping contract and will obtain additional bids will be obtained if necessary

5.2.4 Will include in autumn newsletter that the Board is seeking nominations for the Secretary and Treasurer positions

6.0 Closing

6.1 Next meeting will be on Tuesday October 27, at 7:00 p.m. via Zoom.

6.2 Adjournment was at 8:00 p.m. PDT

Respectfully submitted, Ike Ghozeil, Secretary