

The Meadows at Timberhill 2018 Owner's Association

December 13, 2018

Present: President Brian B Egan Secretary Robert Neary, Kurt Powell of Willamette Community Management. Three owners were present. Treasurer Ann Dyer was unable to attend.

Minutes for Annual Homeowner's Meeting

1. Sign in, call to order, welcome. (6:00 PM)
2. Confirm a Quorum is present. – Roll call was taken; a count of members present and proxies was taken. **A quorum was confirmed.**
3. A brief explanation was presented to the owners present regarding the purpose and functions of the Board of Directors. Additionally a briefing was presented regarding the current state of the development and plans for future maintenance and improvements.
4. The minutes from the December 5, 2017 Annual Owners meeting were approved by the owners present as published on the HOA web site.
5. Kurt Powell briefed the owners regarding the 2019 budget. Assessments will remain at the current level and are sufficient to cover the costs of purchasing earthquake insurance for the development and pay for the scheduled re-roofing plan.
6. Elect board member. – Ann Dyers's position was open. Ann has indicated her desire to step down from the board. Nominations were open to the floor. The owners nominated Ning Zhang for the open board position. Ning was elected to the position unanimously.

Minutes for Regular Monthly Meeting

1. Open Forum: Several owners shared their experiences about the development. Generally owners were pleased with the management of the development.
2. Selection of officer positions. – Brian will remain on as board president, Robert as secretary, and Ning as board treasurer.
3. Approve Minutes from the Board meeting on November 6th 2018. – Robert
 - a. The minutes were **approved.**
4. Approve the Treasurer's report.
 - a. Ann was not present, the Treasurer's report was **deferred.**
5. ARC requests. – None
6. Report from Willamette Community Management. – Kurt

- a. Assessment delinquencies. – Delinquencies are minimal at this time.
- b. Status of re-roofing. – Kurt has received one response to a call for bids. He will submit this and any other bids received at the next board meeting.
- c. Painting bids – Kurt has received three bids for painting selected buildings tentatively scheduled for painting early in 2019. Kurt will present these bids at the February board meeting.
- d. Trellis repairs. – Replacement of the rusted bolts with stainless bolts and painting has been completed on two trellis' at a cost of \$500 each. Sufficient reserves are in the budget for trellis maintenance to proceed with repair of all the remaining trellis'.

Discussion and Decision Items:

- 1. The next Board meeting will be Wednesday, February 6th 2019 at 4:00 PM at the Timberhill Athletic Club Beaver conference room.
- 2. The Board unanimously expressed their appreciation to Ann Dyer for her service on the board during her tenure as treasurer.

Respectfully submitted,
Robert Neary, Secretary.