

The Meadows at Timberhill 2020 Owner's Association

November 17, 2020

Present: President Robert Neary, Treasurer Amy Ghozeil, and Secretary Ike Ghozeil, Kurt Powell of Willamette Community Management. Four additional owners were present.

Minutes for Annual Homeowner's Meeting

1. Sign in, call to order, welcome (2:00 PM PST). Because of the ongoing Covid-19 restrictions, the meeting was conducted entirely using a conference call format, with all present on the call able to participate.
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 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 6, 2020, Annual Owners meeting as published on the HOA web site were approved by the owners present.
5. Kurt Powell briefed the owners regarding the 2021 budget. Assessments will remain at the current level and are sufficient to cover the expected expenses.
6. Election of board member(s). – Robert Neary's position was open. Also Amy Ghozeil resigned and her position was open as a result. Nominations were open to the floor. The owners nominated and voted in favor of Robert Neary. Amy Ghozeil's Treasurer position was assumed by Robert Neary until it is taken on by another owner.

Minutes for Regular Monthly Meeting

1. Open Forum: President recapped the year's accomplishments such as roofing, landscaping and painting.
2. Selection of officer positions. – Robert will remain on as board president, and will take on the role of treasurer until an owner is selected for this position, and Ike will remain as secretary.
3. Approve Minutes from the Board meeting on March 2, 2020. – Ike
 - a. The minutes were approved.
4. Approve the Treasurer's report.
 - a. Amy gave a brief review of the Treasurer's report and stated that details can be obtained from Kurt.
5. ARC requests. – None pending.
6. Report from Willamette Community Management. – Kurt
 - a. Assessment delinquencies. – Delinquencies are minimal at this time. More owners are paying by credit card and as a result fewer fall behind in paying the monthly assessments.

- b. Net income of \$218 was reported. This is less than the budgeted plan because there was more building maintenance than anticipated. An example of unplanned expenses is payment to correct the cause of staining in an owner's garage ceiling due to leakage from the roof/gutter area, which is an HOA responsibility.
- c. Gutter cleaning and treatment for moss: A new contractor's bid was approved to perform this work. The cost is lower than that of past years' for this work.
- d. A property's high water bill was discussed. Owner had pointed out that an irrigation system leak may have contributed to this, and petitioned the HOA to cover the extra cost. The leak has been repaired by the HOA, and the Board approved compensating the owner up to \$200, depending on the difference between the upcoming water bill and recent ones submitted with the petition.
- e. An owner present at the meeting asked if street lights could be installed in our alleyways. Discussed the lack of electrical lines dedicated to the HOA, along with possible power and lighting options. The high cost of implementation may be an issue, with the likely additional assessment to cover this. Kurt will talk to one or more electrical contractors to obtain estimates and will report back to the Board.

Discussion and Decision Items:

1. Calendar of yearly routine maintenance: The HOA's schedule of repairs and maintenance will be posted on its website.
2. The next Board meeting is tentatively set for March, 2021, with the exact date and time to be determined and announced at a later date.
3. The Board unanimously expressed their appreciation to Amy Ghozeil for her service on the board during her tenure as treasurer.

Adjournment at 3:00 PM PST

Respectfully submitted, Ike Ghozeil, Secretary