

The Meadows at Timberhill 2020 Home Owner's Association Annual Meeting Minutes

December 7, 2021

Present: President and Treasurer Robert Neary, Secretary Ike Ghozeil, Kurt Powell of Willamette Community Management, and owners Isaac Hines, Anantha Javali, Marianne Lee, Thomas Lindner, Nancy Neary, and George Wald.

1. Sign in, call to order, welcome (5:01 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 by Kurt Powell.
3. Robert Neary 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 November 17, 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 increase to \$190 per month as announced at the last Board meeting. The increase will cover the expected increased expenses.
6. Election of board member(s). – The open position on the Board was discussed. Isaac Hines volunteered to fill it and was approved. As discussed in the minutes of the regular Board meeting, which followed immediately after the annual meeting, he will serve as Treasurer. President Robert Neary had filled this position in the absence of an additional Board member.
7. Kurt Powell reminded us that the Governing Documents limit the total number on an HOA board to three members.

The Annual meeting was adjourned at 5:26 p.m. PST and the regular Board meeting was started.