

The Meadows at Timberhill Home Owners' Association

Meeting minutes of December 7, 2021

Present: President and Treasurer Robert Neary, Secretary Ike Ghozeil, new Board member Isaac Hines, Kurt Powell of Willamette Community Management, and owners Anantha Javali, Marianne Lee, Thomas Lindner, Nancy Neary, and George Wald. The meeting was conducted via Zoom, in keeping with COVID-19 pandemic restrictions / guidelines, and was started at 5:26 p.m. PST immediately following the 2021 Annual meeting.

Open Forum: Marianne brought up the recent number of bicycles left on a porch for extended periods of time. Kurt will inform owners and tenants regarding the restrictions on what can be left on porches.

Housekeeping and Report Items:

1. The Board members were confirmed, with Robert Neary as President and Ike Ghozeil as Secretary. Also Isaac Hines was elected to the Treasurer position. Kurt will contact Umpqua Bank to give Isaac signature authority and to receive monthly statements directly from Umpqua to review in his oversight capacity.
2. Approve Minutes from the Board meeting of October 20, 2021. – Ike
 - a. The minutes were approved.
3. Approve the Treasurer's report. – Robert
 - a. The Treasurer's report was approved after a brief discussion..
4. ARC request – None
5. Committee reports – None
6. Report from Willamette Community Management. – Kurt
 - a. Assessment delinquencies. – There is still one owner in significant arrears. Owner is probably out of the country. Otherwise, delinquency collections are in good shape, with only a few owners slightly behind.
 - b. Went over the major aspects of our income and expenses.
 - c. Maintenance – Roofing company wanted to delay work until March of next year. Kurt prevailed on them to agree to doing one roofing per month starting this month. Company has stated that if any damage occurs because of their delay, they will perform the necessary repairs and pay to fix any damage caused by this delay.
 - d. Earthquake insurance – Cost is increasing significantly. Kurt will obtain several quotes and Board will decide on how to proceed
 - e. Armor has started the building exterior maintenance and repairs. Materials cost has greatly increased, and we are charged as the work proceeds. Kurt will obtain estimates from Armor for use of cedar versus synthetic materials for use in the remaining work.
 - f. Budget – Was discussed at the Annual meeting.

Discussion and Decision Items:

1. There was some additional discussion of options regarding handling major delinquencies.
2. Date and location of next meeting will be in mid- to late-February, with specifics to be determined at a later date.

Adjourned at 6:09 p.m.PST

Respectfully submitted, Ike Ghozeil, Secretary