

The Meadows at Timberhill 2019 Owner's Association

January 6, 2020

Present: President Robert Neary, Secretary Ike Ghozeil, Kurt Powell of Willamette Community Management. Three owners were present: Marianne Lee, Thomas Lindner and Nancy Neary.

Minutes for Annual Homeowner's Meeting

1. Sign in, call to order, welcome. (4:00 PM PST)
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.
4. The minutes from the December 13, 2018 Annual Owners meeting were approved by the owners present as published on the HOA web site.
5. Kurt Powell will send out the 2020 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 work.
6. Elect board member. – Ike Ghozeil was re-elected to Secretary. He will also replace Ning Zhan as Treasurer. Ning has sold his unit and had to step down from the board. Nominations were open to the floor.

Minutes for Regular Monthly Meeting

1. Open Forum: No items were brought up.
2. Selection of officer positions. – Robert remains on as President, Ike was re-elected as Secretary, and will serve as Treasurer until either a new Secretary or Treasurer is identified.
3. Approve Minutes from the Board meeting of October 8, 2019. – Ike
 - a. The minutes were approved.
4. Approve the Treasurer's report.
 - a. The Treasurer's report was deferred.
5. ARC requests. – None
6. Report of finances from Willamette Community Management. – Kurt
 - a. Assessment delinquencies. – Delinquencies are
 - b. Will borrow more from our reserves. There is a plan in place to repay this loan.
 - c. Screens on dryer vents: Roofer has fixed the issue by removing the screens from all the vents.
 - d. Status of repainting: Discussed the bid we received and are awaiting additional ones. Painting will likely start in spring.

Discussion and Decision Items:

1. The next Board meeting will be Monday March 2, 2020 PST at 4:00 PM at the Timberhill Athletic Club Beaver conference room.

Respectfully submitted,
Ike Ghozeil, Secretary.