

The Meadows at Timberhill Owner's Association

February 6, 2019

Sign in, Call to Order - Welcome (4:00 PM PST)

Present: President Robert Neary, Secretary Ike Ghozeil, Treasurer Ning Zhang, Owners Maryann Lee and Nancy Neary, and Kurt Powell of Willamette Community Management

Open Forum: – Owners present Maryann Lee and Nancy Neary

1. Discussed creating a single-sheet summary of subset of CCR addressing day-to-day issues/topics
 - a. Intent is to help new owners and renters get up to speed on trash-collection rules, timely removal of holiday decorations, maintaining uncluttered porches, etc.
 - b. It was noted that this kind of information is available on the HOA website
 - c. Board will look into producing such a sheet
 - d. Kurt will look into putting reminders on monthly HOA bills to owners
2. Discussed HOA monthly fee and why it is relatively high for Corvallis
 - a. Main cost drivers are ongoing roof replacements and major maintenance
3. Discussed cleanup of mildew/moss on roofs and walkways as part of regular maintenance
 - a. Planned gutter cleaning could also take care of this

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on December 13, 2018 - Robert
 - a. Minutes were approved
2. Approve the Treasurer's report – Ning
 - a. Treasurer's report was approved
 - b. Discussion of ground rules for Treasurer to use in approving payments for expenses by Willamette Community Management
3. ARC request
 - a. None
4. Report from Willamette Community Management – Kurt
 - a. Assessment delinquencies – Critical delinquencies have been resolved
 - b. Maintenance issues – Kurt briefed the board on repairs, all of which were minor
 - c. Kurt will provide all board members with monthly expenses statement

Discussion and Decision Items:

1. Financial report by Kurt
 - a. Delinquent owner has paid up missed assessments
 - b. Net income for January was higher than expected due to timing of earthquake insurance payment
2. Bids for gutter cleaning, roofing and painting were received
 - a. Board approved proceeding with next phase of reroofing contract
 - b. Board approved proceeding with repainting contract
 - c. Decision on gutter cleaning deferred pending bid review
3. Next meeting scheduled for Monday, March 4, 2019 at 4:00 PM PST at the Timberhill Athletic Club conference room

Adjournment at 5:13 PM PST

Respectfully submitted, Ike Ghozeil, Secretary