

The Meadows at Timberhill Owner's Association

April 2, 2019

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

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

Open Forum: – Owners present Marianne Lee, Nancy Neary and Harry Huang

1. Roofers have postponed work due to possible rain

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on February 6, 2019 – Robert/Ike
 - a. Minutes were approved
2. Approve the Treasurer's report – Ning
 - a. Treasurer's report was approved – no issues flagged
3. ARC request
 - a. None
4. Report from Willamette Community Management – Kurt
 - a. Assessment delinquencies – 11 owners delinquent by 1 month, and one late by 2 months
 - b. Roofing on hold due to possible rain
 - c. Painting will start in early May

Discussion and Decision Items:

1. Financial report by Kurt approved
 - a. See financial review discussion above
 - b. HOA is running a deficit at this time
2. What is the HOA's responsibility to send out city announcements that affect Meadows at Timberhill?
 - a. Kurt takes action based on the board's decision rather than an individual's desires
 - b. In future the board will be more diligent in addressing items that come up between meetings, and it only takes one board member to give Kurt approval to disseminate a notice
3. Gutter work: proceeding per board's previous decision
4. Marianne will work with Kurt on identifying a handyman for work on outside of buildings
5. Marianne and Nancy will work on pulling together a single-sheet reminder to owners and renters regarding maintaining external appearance of properties
6. Discussed the use of seal coating of paint – costly and of uncertain utility
7. Next meeting will be scheduled later by email – likely to be in mid to late June

Adjournment at 4:32 PM PST

Respectfully submitted, Ike Ghozeil, Secretary