

The Meadows at Timberhill Owner's Association

July 17, 2019

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

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

Open Forum: – Owners present Marianne Lee, Nancy Neary, and Tamina Toray

1. Tamina Toray present to discuss creating a Homeowners' Association (see discussion below)
2. Ning Zhang informed the board that he may be leaving The Meadows, in which case his position would have to be filled by someone else

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting that took place on April 2, 2019 - Ike
 - a. Minutes were approved
2. Approve the Treasurer's report – Ning
 - a. Treasurer's report was approved
3. ARC request
 - a. One owner wants to replace his front door - Board approves this replacement provided the style of the new door is consistent with the current style
4. Report from Willamette Community Management – Kurt
 - a. Assessment delinquencies – two owners behind more than 60 days
 - b. General financials
 - i. Balance sheet looks good
 - ii. Net income is slightly below plan
 - c. Roofing vent replacements and piping all completed except for one
 - d. Some touch-up painting remains to be done

Discussion and Decision Items:

1. Gutter cleaning – Approved cleaning of both the inside and outside of the gutters
2. Change Gutter Replacement category in budget to Replacement and Maintenance
3. Based on CC&R, Marianne Lee and Nancy Neary are working on pulling together a single-sheet reminder to owners and renters regarding maintaining external appearance of properties
4. Tamina Toray reported on plans to form a Timberhill neighborhood association – mainly social and civic events
 - a. Entirely voluntary
 - b. Would like to coordinate with HOA – Board has no objection
5. Next meeting scheduled for October 8, 2019 at 4:00 PM PDT at Timberhill Athletic Club conference room

Adjournment at 4:35 PM PDT

Meeting followed by walking inspection – notes and findings are in the Appendix below
Respectfully submitted, Ike Ghozeil, Secretary

Appendix – Observations and results of walking inspection of complex:

1. One porch noted for its clutter – owner will be so informed
2. Discussed options for dealing with bare lawn spots – Kurt Powell will work with landscaper and make suggestions
3. Two buildings were identified as needing painting – will be put on the schedule for this purpose