

The Meadows at Timberhill Owner's Association

Minutes of October 8, 2019 meeting

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

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

Open Forum: – Owners Marianne Lee and Nancy Neary

1. Discussed the single-sheet summary of subset of CCR addressing day-to-day issues/topics
 - a. Looks good, but take out reference to solar panels.
 - b. It was noted that this kind of information is available on the HOA website
 - c. Discussed the fact that some owners rent out their townhouses for less than the minimum of 30 days – will see what the legal decision turns out to be regarding the CCR limiting the minimum rental length
 - d. Add a revision date to keep track of future changes
 - e. Will send out this reminder annually, in the fall

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
3. ARC request
 - a. None
4. Report from Willamette Community Management – Kurt
 - a. Assessment delinquencies – Critical delinquencies have been resolved
 - b. 2020 budget is nearly identical to that of 2019
 - i. Kurt recommends increasing the reserve
 - ii. Also recommends looking at planned repair and maintenance work
 - iii. Will delete the fence replacement from budget
 - c. Discussed cost of replacing all 225 light fixtures – total cost would be around \$20K
 - d. Discussed reducing landscaping budget by eliminating some maintenance items
 - e. It's time for owners to turn off their watering system, and turn back on in May
 - f. Treatment for moss and crane fly approved, a \$1450 expense
 - g. Drain grills in rear of properties cost about \$8 each – would add up to about \$1K for 60 replacements, a preventive measure that we will take as needed – Approved
 - h. Which buildings do we want painted? Kurt recommended a scheme that was approved. Will get bids
 - i. Will get bids for bark replacement
 - j. Cleaning of gutter faces is ongoing

Discussion and Decision Items:

1. Annual meeting will be on January 6, 2020 at 4:00 PM PST
 - a. Twenty owners and/or their proxies needed for a quorum
2. Regular meeting will follow annual meeting, both at Timberhill Athletic Club conference room

Adjournment at 4:57 PM PST

Respectfully submitted, Ike Ghozeil, Secretary