

# The Meadows at Timberhill Owner's Association

Minutes of March 2, 2020 meeting

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

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

Open Forum: – Owners Marianne Lee and Nancy Neary

1. The single-sheet summary of subset of CCR addressing day-to-day issues/topics are ready for distribution
  - a. Will be distributed along with monthly payment reminders per owners' preference for receiving these statements

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on January 6, 2020 - Ike
  - b. Minutes were approved
2. Approve the Treasurer's report – Bob/Amy
  - 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. Currently ~\$10K in the red, which is not unexpected at this time of the year
  - c. Received painting estimate, which is within expectations
    - i. Moved to accept the bid and to go ahead with the painting – motion passed
  - d. Received roofing bids
    - i. Discussed warranty options – Kurt will obtain more information
    - ii. Will get the work under contract
  - e. Discussed lawn over-seeding and dethatching
    - i. Board needs to decide on long-term plan for the lawns
    - ii. Work would be done in April time-frame
    - iii. Let's make sure we do the treatment to prevent green flies

Discussion and Decision Items:

1. Open board Treasurer position has been filled by Amy Ghozeil
  - a. Nominated by Robert Neary
  - b. Seconded by Ike Ghozeil
  - c. Unanimously approved
2. Robert will research options for replacing the existing light fixtures at the lowest cost
  - a. Kurt will contact other communities for ideas
  - b. Marianne will consider lighting fixture options
3. Next meeting date and time will be decided on at a later date (TBA)

Adjournment at 4:47 PM PST

Respectfully submitted, Ike Ghozeil, Secretary