

The Meadows at Timberhill Owners' Association

Minutes of May 11, 2021

Present: President and Treasurer Robert Neary, Secretary Ike Ghozeil, Kurt Powell and Jon Eick of Willamette Community Management, and owner Marianne Clausing-Lee. Meeting was conducted via Zoom, in keeping with COVID-19 pandemic restrictions / guidelines.

Open Forum: No items brought up.

Housekeeping and Report Items:

1. Approve Minutes from the Board meeting on March 2, 2020. – Ike
 - a. The minutes were approved.
2. Approve the Treasurer's report. – Robert
 - a. The Treasurer's report was approved after a brief discussion of bank name change.
3. ARC request – Anantha Javali, owner of 2887 Huckleberry, requested approval to either attach a basketball hoop to the side of that unit, or to have a freestanding hoop on a post. Board did not approve attaching a hoop, but approved the freestanding one. Kurt will inform the owner of this, with a reminder of Corvallis's regulations on noise and disturbances.
4. Committee reports – None
5. Report from Willamette Community Management. – Kurt
 - a. Assessment delinquencies. – There are few delinquencies at this time. However, one is four months behind in payments. Owner has had irregular payments through a property manager since February 2020, and requested a waiver of late fees. Board did not approve the waiver. Owner has been catching up.
 - b. Went over the major aspects of our income and expenses.
 - c. Maintenance – There are three major items in this category: Roofing, leakage at some garage door headers, and painting of buildings.
 - d. Budget – There is not enough funding in our budget to do all the major maintenance items this year. To cover these expenses, we would need to either dip into reserves or increase monthly assessments. See below for related decisions.

Discussion and Decision Items:

1. Discussion/acceptance of records retention resolution. Postponed to a later date.
2. Decision on ARMOR maintenance report: Board approved proceeding with garage headers work.
3. Decision on roofing: Board approved proceeding with next phase of roofing.
4. Decision on building painting: Board decided to postpone this work due to lack of funding.
5. Board decided to use reserves to cover some of the above work.
6. Kurt will develop a study of our reserves and how we plan to replenish them. Report due in Fall 2021.
7. Discussion/action on development appearance enforcement. Kurt will provide reminders to units' occupants who have cluttered porches.
8. Robert is working on re-hosting our website.
9. Date and location of next meeting will be determined at a later date, depending on major issues.

Adjournment at 4:59 PM PST

Respectfully submitted, Ike Ghozeil, Secretary