



THE MEADOWS AT TIMBERHILL OWNERS' ASSOCIATION

Board Meeting Agenda

Thursday, August 27, 2026 • 7:00 p.m. • Via Zoom

1. Opening

- 1.1. Call meeting to order
- 1.2. Attendance
- 1.3. General announcements and items for the record
- 1.4. Open Forum/Owner Issues

2. Approvals & Financials

- 2.1. Minutes (Secretary) - Approval of July 23, 2026 meeting minutes
- 2.2. Treasurer's Report (Treasurer)- Financial report review and approval
- 2.3. ARC Requests [None]

3. Operations & Property Management

- 3.1. Previous business
 - 3.1.1. Wildfire preparedness / bark dust replacement — Previous meeting (7/23): tabled further consideration of bark dust replacement to next year; new construction on the neighboring lot has somewhat reduced wildfire risk for the community
 - 3.1.2. Get bids for carpenter ant inspection and treatment - DONE (See Below)
 - 3.1.3. Status of letter to owners about the carpenter ant infestation

- 3.1.4. Status of waiver to be signed by the tenants and owners of the unit being treated
 - 3.1.5. Status of CD renewal
- 3.2. New business
 - 3.2.1. NEW EXPENDITURE — Gutter replacement bid – Oregon Gutter — *estimate received 8/3/26 to replace 10 gutters that are damaged beyond repair (units shown in blue on p.2 of the estimate) with new gutters and downspouts*
 - 3.2.2. NEW EXPENDITURE — Pest control services – XTERMA Pest Control — *estimate to inspect all 28 units and perform a 1st-time preventative treatment spray – \$4,600 total; proposed annual service each June & September – \$3,100/year; W-9 on file, CCB and BBB checked with no violations found, and the City of Albany has used XTERMA for 12 years with good results; first spray already completed at Unit 3176 as part of the ongoing carpenter ant project, full report to follow*
 - 3.2.3. Autumn newsletter
 - 3.2.4. Future maintenance planning
- 3.3. Committee Reports [None at this time]
- 4. Report from Property Manager – Fleming Properties LLC
 - 4.1. Delinquent accounts and lien status
 - Previous meeting (7/23): a few accounts one month behind; one account with an existing lien becoming current; majority of accounts up to date or prepaid*
 - 4.2. Landscaping
 - Previous meeting (7/23): lawn aeration not discussed*
 - 4.3. Gutters/eaves replacement
 - Previous meeting (7/23): approximately nine gutters needed replacement; bid was awaited – see New Business above for the Oregon Gutter estimate now received*
 - 4.4. Painting – status and planning
 - Previous meeting (7/23): proceeding as scheduled; the 4th unit planned for this year was postponed to 2027 to help fund the carpenter ant remediation*
 - 4.5. Carpenter ant infestation – inspection and treatment (Unit #16, 3176 Daylily Ave)

Previous meeting (7/23): lower repair/treatment bid approved; waiver to be signed by tenants/owners of the unit; bids to be obtained for treating the outside of all units (see New Business above for the XTERMA estimate); notifications to be sent to owners/tenants

4.6. Reserve study

Previous meeting (7/23): Board's final input completed and sent to RSG

4.7. Renewal of maturing CD

Previous meeting (7/23): approved reinvestment of \$25K into a new 6-month CD with Columbia Bank; Charlotte Fleming (FPL) authorized to execute

5. New Action Items

5.1. Action items on FPL – new and follow-up

5.2. Action items on Board – new and follow-up

6. Closing

6.1. Next Meeting Date & Time: Next meeting will be on

6.2. Adjournment