

THE MEADOWS AT TIMBERHILL OWNER'S ASSOCIATION

Board Meeting Agenda

Thursday, April 30, 2026 • 7:00 p.m. • Via Zoom

1. Opening

- 1.1 Call meeting to order
- 1.2 General announcements and items for the record
- 1.3 Open Forum

2. Approvals & Financials

- 2.1 Minutes [Secretary]
 - 2.1.1 Approval of March 26, 2026 meeting minutes
- 2.2 Treasurer's Report [Treasurer]
 - 2.2.1 Financial report review and approval
- 2.3 ARC Requests
 - 2.3.1 Review and act on any pending Architectural Review Committee requests

3. Operations & Property Management

- 3.1 New Business
 - 3.1.1 New business items raised by the board
 - 3.1.2 Spring newsletter – decision on content and distribution
 - 3.1.3 Future maintenance planning
- 3.2 Report from Property Manager – Fleming Properties LLC
 - 3.2.1 Delinquent accounts and lien status
 - 3.2.2 Landscaping – bid for lawn aeration/reseeding; sprinkler turn-on status
 - 3.2.3 Gutters/eaves replacement – status report
 - 3.2.4 Painting – status and planning
 - 3.2.5 Financial review progress and signature wrap-up
 - 3.2.6 Reserve study status
- 3.4 Committee Reports
 - 3.4.1 Website maintenance update
 - 3.4.2 Other committee reports

4. Action Items

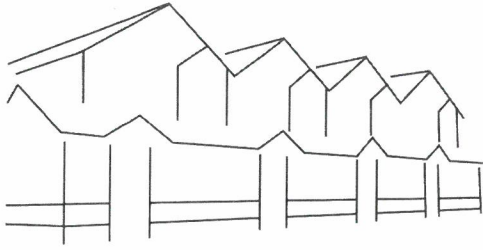
4.1 Wildfire Preparedness

- 4.1.1 Owner notification on Morning Glory – letter sent to City Attorney re: wildfire hazard
- 4.1.2 City of Corvallis filing – form required for HOA to remove vegetation on City property
- 4.1.3 Vegetation removal along Required Fence – progress update
- 4.1.4 Fire hazard remediation – fire-resistant alternatives to bark dust

4.2 Action Items / Follow-Up

- 4.2.1 Select bark dust replacement option (board decision)
- 4.2.2 Complete and file vegetation removal form with City of Corvallis
- 4.2.3 Confirm Morning Glory owner notifications have been sent
- 4.2.4 Advance vegetation removal along Required Fence
- 4.2.5 Proceed with lawn aeration and reseeding contract
- 4.2.6 Complete financial review signature wrap-up
- 4.2.7 Board to conduct 2026 reserve study (ref. p. 18 of 2025 study)

Next Meeting Date & Time: _____



**Meadows at Timberhill
Homeowners Association
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Minutes of Thursday March 26, 2026 Board meeting

Meeting called to order at 7:00 p.m. PDT. **Present:** President Johnny Chen, Treasurer Maggie Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Robert Neary and Tamina Toray. Meeting was conducted via Zoom.

Open Forum: – Charlotte mentioned that Johnny needs to sign the latest financial review

Housekeeping and Report Items:

1. Minutes from the Board meeting of January 15, 2026 – Ike
 - a. Minutes were approved
2. Treasurer’s report – Maggie
 - a. Financial report was approved
3. Wildfire preparation and prevention
 - a. Letter to Corvallis City Attorney was sent via certified mail regarding concerns about wildfire hazard due to vegetation growth on City property adjacent to ours
 - Past experience is that City does not respond to letters even when it acts on requests
 - Robert’s suggestion to notify owners on Morning Glory of this letter’s submission was approved
 - b. HOA received \$6,084.80 from the dissolution of the Northwest Alliance Corvallis
 - This sum was captured as a line item in our reserve budget to address wildfire prevention measures for our development
 - Part of this fund will be used to remove vegetation on City property, after filing the necessary form with the City – work to be performed by landscaping company
 - Sherrie will obtain the necessary form to file with the City to allow us to do this work
 - c. City will be informed if we find invasive native plants – it is responsible for their removal
 - d. Board is considering replacing the bark dust ahead of schedule due to wildfire concerns
 - Synthetic and rubber-based materials were discussed
 - Charlotte will ask landscaping company to provide us with samples for consideration
 - Board will decide on bark replacement at the next meeting
4. New business
 - a. Work on 2991 NW Shooting Star Dr was completed
5. ARC requests – No new items
6. Committee reports
 - a. Robert, as head of Communications Committee, posts the minutes
 - b. Johnny is the backup in case Robert is not unavailable
7. Report from Fleming Properties LLC (FPL)
 - a. Status of delinquent accounts
 - One large delinquent account continues with a plan to become current – a lien was placed on this unit to protect the HOA’s interest, and will be removed when the account becomes current
 - Eight accounts are past due – late fees were imposed and owners received notices
 - Remaining accounts are in good shape and many are prepaid

- b. Landscaping
 - Positive comments were made by owners regarding lawn maintenance
 - Sherrie will obtain bid for aeration and reseeding to make lawns greener
 - c. Roofing – No report at this time
 - d. Gutters/eaves
 - Gutters were cleaned in January/February
 - Mason Renovation will repair a stretch of damaged gutters – work to be done on March 29
 - e. Painting status
 - Work will begin in mid-April on unit number 97 (at Shooting Star and Morning Glory) with power washing, and repairs if needed
 - f. Financial review
 - Charlotte will resend latest review for Johnny’s signature
 - Amount going into reserves will be increased to catch up to planned budget
 - Likely to have enough funds on hand by year’s end to implement a new CD
 - g. Reserve study
 - The 2025 study has been completed
 - As allowed by law, Board will perform its own study for 2026 because no major changes are planned – page 18 of 2025 study to reviewed by Board and at its next meeting implement approval of current plan or its modifications, if any are needed
8. Other items
- a. Maintenance work on 2767 NW Daylily Ave was completed
 - b. Charlotte will put together a Spring newsletter to owners with pertinent reminders and announcements
 - c. Sprinkler water for the complex will be turned on in mid-April – door hangers will be used to inform occupants of this
9. General announcements and items for the record – None at this time

Discussion and Decision Items:

1. Moved to remove vegetation on City property after filing proper form – will use part of funds received from the dissolution of the Northwest Alliance Corvallis
2. Next meeting will be on Thursday April 30, 2026 at 7:00 p.m. PST via Zoom link – Zoom link to be provided by email and on the HOA website

Action Items:

1. Board will do the following:
 - a. Decide on bark replacement at next Board meeting
 - b. Perform its own reserve study for 2026 after reviewing page 18 of 2025 study
2. FPL will do the following:
 - a. Notify owners on Morning Glory of letter sent to City of Corvallis regarding wildfire hazard concerns
 - b. Obtain the necessary form to file with the City of Corvallis to allow us to remove vegetation on its property
 - c. Ask landscaping company to provide us with samples of synthetic and rubber-based replacements of bark dust for Board’s consideration
 - d. Will obtain bid for lawn aeration and reseeding
 - e. Will resend latest financial review for Johnny’s signature

Date and time of next meetings:

1. Next meeting will be on Thursday April 30, 2026 at 7:00 p.m. PST via Zoom link – Zoom link to be provided by email and on the HOA website

Adjournment was at 8:11 p.m. PST

Respectfully submitted, Ike Ghozeil, Secretary