

**Meadows at Timberhill
Homeowners Association
PO Box 805
Albany, OR 97321
www.MeadowsAtTimberhill.com**

THE MEADOWS AT TIMBERHILL OWNERS' ASSOCIATION

Board Meeting Agenda

Thursday, May 21, 2026 • 7:00 p.m. • Via Zoom

1. Opening

- 1.1. Call meeting to order
 - 1.1.1. Attendance
- 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 April 30, 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
 - 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 and crane fly control
 - 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
 - 3.2.7. Renewal of maturing CD
- 3.3. Committee Reports
 - 3.3.1. Website maintenance update
 - 3.3.2. Other committee reports

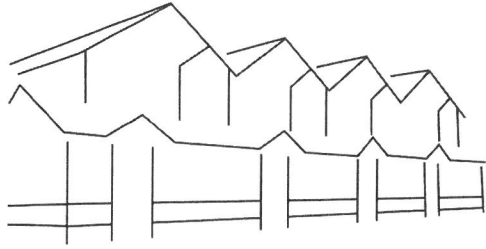
4. Action Items status

- 4.1. Wildfire Preparedness
 - 4.1.1. Coordination with other Timberhill HOAs to remove vegetation along Required Fence and other areas
 - 4.1.2. Fire hazard remediation – Fire-resistant alternatives to bark dust and meeting with landscaper

- 4.1.3. Report on contact with David Lerman – information on next steps for working with city on vegetation removal – Will discuss material mailed to President (see separate document)
- 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 – Coordinate with Timberhill HOAs
 - 4.2.3. Proceed with lawn aeration and reseeding contract – Awaiting bid
 - 4.2.4. Complete financial review signature wrap-up – To be completed in May
 - 4.2.5. Board to conduct 2026 reserve study (ref. p. 18 of 2025 study) – To be completed in the near future
- 4.3. New action items on FPL
 - 4.3.1. Obtain bid(s) for lawn aeration and reseeding, as well as spraying for crane fly control
 - 4.3.2. Obtain bid for replacement of damaged gutters
 - 4.3.3. Put up door hangers to inform occupants of next building to be painted
 - 4.3.4. Invite landscaper to see synthetic material used at Chalotte’s property to determine suitability as replacement for bark dust and to discuss border/edging of affected areas

5. Next Meeting Date & Time: Next meeting will be on _____

6. Adjournment



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THE MEADOWS AT TIMBERHILL OWNERS' ASSOCIATION

Minutes of Board Meeting

Thursday, April 30, 2026 • 7:06 p.m. • Via Zoom

1. Opening

1.1 Meeting called to order

1.1.1 Attendance – Treasurer Maggie Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owners Marianne Clausing-Lee and Robert Neary

1.1.2 Note – President was not able to attend due to a family emergency, and the meeting was conducted by the remaining two Board members

1.2 General announcements and items for the record – None at this time

1.3 Open Forum – None at this time

2. Approvals & Financials

2.1 Minutes [Secretary]

2.1.1 Approval of March 26, 2026 meeting minutes – Approved

2.2 Treasurer's Report [Treasurer]

2.2.1 Financial report review and approval – Approved

2.3 ARC Requests

2.3.1 Review and act on any pending Architectural Review Committee requests – No action required at this time

3. Operations & Property Management

3.1 New Business

3.1.1 New business items raised by the board – None at this time

3.1.2 Spring newsletter

3.1.2.1 Draft newsletter will be sent to the Board for review/approval before distribution

3.1.2.2 Will include wildfire prevention information

3.1.2.3 Will announce planned new portal for paying assessments, starting July 1 – Debit card payments will be fee-free, and credit card payments will have a 3.5% fee

3.1.2.4 Will inform about planned lawn aeration

3.1.3 Future maintenance planning – None at this time

3.2 Report from Property Manager – Fleming Properties LLC

3.2.1 Delinquent accounts and lien status

3.2.1.1 Seven accounts are one month behind, one is two months in arrears, and one account (with an existing lien on it) is in the process of becoming current

3.2.2 Landscaping

3.2.2.1 Some lawns have very dense soil and would benefit from aeration

- 3.2.2.2 Decided to obtain a bid for aeration, fertilization and reseeding for entire complex – Bid to also consider spraying for crane fly infestation prevention
- 3.2.2.3 Twenty-six occupants have requested assistance with setting up their sprinkler systems – A positive sign of concern for lawn maintenance
- 3.2.3 Gutters/eaves replacement – Status report
 - 3.2.3.1 Approximately twelve gutters need replacement
 - 3.2.3.2 Replacements are not available as off-the-shelf items
 - 3.2.3.3 Likely original installer was identified and will provide bid for replacement
- 3.2.4 Painting – Status and planning
 - 3.2.4.1 Painting of Unit #97 (at Shooting Star & Morning Glory) is underway and will complete in the first week of May
 - 3.2.4.2 The next unit will be started with the preliminary power washing – Occupants will be informed via door hangers
- 3.2.5 Financial review progress and signature wrap-up
 - 3.2.5.1 Completion expected in May
 - 3.2.5.2 Input from President is needed to finalize
 - 3.2.5.3 Current reserves include \$5K for gutter repairs and maintenance
- 3.2.6 Reserve study status
 - 3.2.6.1 Board will conduct its own reserve study for this year
- 3.2.7 Renewal of maturing CD
 - 3.2.7.1 It was decided to reinvest the CD maturing in May into a new one with Columbia Bank
 - 3.2.7.2 Charlotte Fleming of FPL is authorized to select the CD maturity that results in the highest interest rate and to reinvest the maturing CD's funds into the new one
- 3.3 Committee Reports
 - 3.3.1 Website maintenance update – None at this time
 - 3.3.2 Other committee reports – None at this time

4. Action Items

- 4.1 Wildfire Preparedness
 - 4.1.1 Owner notification on Morning Glory – Owners were notified of letter sent to City Attorney by HOA regarding our concerns about wildfire hazard on Timberhill
 - 4.1.2 City of Corvallis filing – President coordinating with Timberhill association of HOAs to satisfy City requirements to proceed with vegetation removal
 - 4.1.3 Vegetation removal along Required Fence – Coordinating with Timberhill association of HOAs
 - 4.1.4 Fire hazard remediation – Fire-resistant alternatives to bark dust
 - 4.1.4.1 Sherrie Tate and Tamina Toray met with landscape company owner to discuss possible alternatives to bark dust – None seemed satisfactory because of potential damage to landscaping equipment
 - 4.1.4.2 Alternatives were discussed at this Board meeting, including putting up raised borders around areas that currently have bark dust, with the idea of containing materials that would damage landscaping equipment – FPL will have further discussions with landscaper

4.2 Action Items / Follow-Up

4.2.1 Select bark dust replacement option (board decision) – Tabled for now

4.2.2 Complete and file vegetation removal form with City of Corvallis – Coordinating with Timberhill HOAs

4.2.3 Confirm Morning Glory owner notifications have been sent – Done

4.2.4 Advance vegetation removal along Required Fence – Coordinating with Timberhill HOAs

4.2.5 Proceed with lawn aeration and reseeding contract – Awaiting bid

4.2.6 Complete financial review signature wrap-up – To be completed in May

4.2.7 Board to conduct 2026 reserve study (ref. p. 18 of 2025 study) – To be completed in the near future

4.3 New action items on FPL

4.3.1 Obtain bid(s) for lawn aeration and reseeding, as well as spraying for crane fly control

4.3.2 Obtain bid for replacement of damaged gutters

4.3.3 Put up door hangers to inform occupants of next building to be painted

4.3.4 Invite landscaper to see synthetic material used at Chalotte's property to determine suitability as replacement for bark dust and to discuss border/edging of affected areas

Next Meeting Date & Time: Next meeting will be on Thursday May 21, at 7:00 p.m. via Zoom.

Adjournment was at 8:05 p.m. PST

Respectfully submitted, Ike Ghozeil, Secretary