

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

THE MEADOWS AT TIMBERHILL OWNERS' ASSOCIATION

Board Meeting Agenda

Tuesday, November 17, 2026 • 7:00 p.m. PST • Via Zoom

A. Open

1. Call meeting to order
   - Attendance
2. General announcements and items for the record
   - Reserve study: first draft delivered by Reserve Study Group (Wilson Gifford) to FPL on 10/30/26 (details under C.4)
3. Open Forum

B. Approvals & Financials

1. **Minutes** [Secretary]. Approval of October 27, 2026 meeting minutes.
2. **Treasurer's Report** [Treasurer]
3. **ARC Requests**
4. **2027 Budget**. Special budget meeting completed, including updates on the reserve: recap of outcomes to home owners
5. **CD renewal** (maturing November). *Previous meeting (10/27/26): Decision on renewal to be made after the 2027 budget is established*

C. Operations & Property Management

1. **Insurance coverage** (Farmers Insurance / Randee Hamilton). *HOA may be underinsured. Randee to confirm whether there is a per-building maximum; Board to compile further questions.* Make decision on any changes to policy. Contact: randee@hennesseyagencyllc.com • 541-754-7102
2. **Tree trimming**. *Previous meeting (10/27/26): Postponed to 2027 for budget reasons; FPL to obtain at least one more bid from an arborist.*
3. **Shrub trimming**. *Previous meeting (10/27/26): Landscaper will include shrub trimming in its bid for 2027 work*
4. **Reserve study**
   - First draft received 10/30/26 from Reserve Study Group; RSG available over the coming weeks for questions and revisions
   - Charlotte (FPL) reviewing to identify projects coming up next year
   - Board review and feedback on the draft
5. **Report from Property Manager** – Fleming Properties LLC
   - Delinquent accounts: *Previous meeting (10/27/26): Account with lien is making payments and becoming current; all others up to date or prepaid*
   - Gutters/downspouts: status of October replacement of damaged units

- Carpenter ant: status of October preventative treatment (all units) and twice-yearly schedule
- Painting: 2 buildings identified for next year; 2 more to be identified
- Online payment option: Board decision on adoption
- Board officer nominations (Secretary and Treasurer): autumn newsletter status

6. New business
    - (To be added)

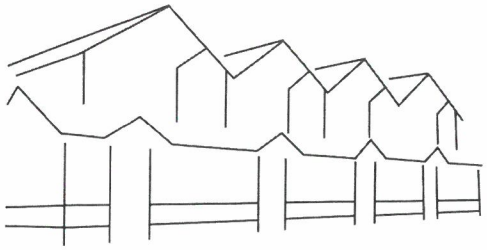
D. Action Items Status

1. Action items on FPL
    - Obtain at least one more bid from an arborist for tree trimming (open)
    - Coordinate Board feedback on the draft reserve study with RSG (new)
2. Action items on Board
    - Formal letter to owner Mr. Ran about his disruptive tenants: **Delivered** ("Meadows at Timberhill Violations at 3162 SS Letter to Owner"). Follow Up?
    - Compile additional insurance coverage questions for Randee Hamilton (open)
    - Review the draft reserve study (new)
3. Action items on insurance representative
    - Confirm whether earthquake coverage has a per-building limit (open)

E. Closing

1. Next meeting date and time
2. Adjournment

Meeting held via Zoom



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THE MEADOWS AT TIMBERHILL OWNERS' ASSOCIATION

Minutes of Board Meeting

Tuesday, October 27, 2026 • Via Zoom

1. Opening

1.1 Meeting called to order at 7:00 p.m. PDT

1.1.1 Attendance – President Johnny Chen, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), owners Marianne Clausing-Lee, Robert Neary, Yingquing Ran and Tamina Toray, and Farmers Insurance representative Randee Hamilton

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

1.3 Open Forum – Owner Yingquing Ran sought guidance from the Board in dealing with his disruptive tenants, but Board can only inform him that he needs to deal with this situation and it cannot advise him on what to do – Board will send him a formal letter on this subject

1.4 Special session to discuss insurance coverage – A large portion of the meeting was spent on having Randee Hamilton explain and clarify the HOA's insurance coverage, which is summarized as follows

1.4.1 Hazard liability insurance

1.4.1.1 Coverage is for exterior of buildings "from studs out" – but HOA is responsible for interior damage caused by exterior issues

1.4.1.2 Coverage if for unexpected damage not due to wear and tear or lack of maintenance, which is why carpenter ant damage is not covered because pest control is a maintenance issue – If it takes time to happen, then it's not covered

Note 1: If exterior damage is due to interior issues, then the exterior damage is the owner's responsibility

Note 2: If owner has insufficient or no insurance to cover exterior damage, then the HOA would file with the insurer who would then deal with the owner

1.4.2 Earthquake insurance

1.4.2.1 Coverage is for exterior of buildings

1.4.2.2 Owners are responsible for coverage of the interior of their units

1.4.2.3 Coverage has a minimum deductible of $50K, a 10% deductible beyond that, and a maximum coverage of $28 million for the entire complex

1.4.2.4 Current coverage is based on a replacement cost of $99 per square foot, which is considerably lower than a realistic ($150/sq ft?) current replacement cost, which means the HOA is not sufficiently covered

1.4.2.5 Question came up if there is a per-building maximum coverage – Randee said she will look into this and get back to the HOA

Note 3: Board is to generate a list of questions for Randee regarding insurance issues – her contact information is:
Email: randee@hennesseyagencyllc.com
Office phone: 541-754-7102

2. Approvals & Financials

2.1 Minutes [Secretary]

2.1.1 Approval of September 20, 2026 meeting minutes – Approved

2.2 Treasurer's Report [Treasurer]

2.2.1 None at this time

2.3 ARC Requests

2.3.1 None at this time

3. Operations & Property Management

3.1 Abbreviated meeting due to lengthy insurance discussion

3.1.1 Tree trimming has been postponed to next year, 2027, for budgetary reasons

3.1.1.1 FPL will obtain at least one more bid to do this work

3.1.2 Landscaper will include trimming of shrubs in bid for work to be done in 2027

3.1.3 Nine rain drains on Meadows walkways were unclogged/cleaned

3.2 New business

3.2.1 Decision on renewal of CD maturing in November will be made after the 2027 budget has been established

3.2.2 Special budget meeting is scheduled for Thursday November 7 at 5:00 p.m. PST

4. Report from Property Manager – Fleming Properties LLC

4.1 Delinquent accounts and lien status

4.1.1 Account with lien on it is making payments and is in the process of becoming current

4.1.2 All remaining accounts are either up to date or prepaid

4.2 Additional reporting has been tabled until the next Board meeting

5. Action Items – new and carried over

5.1 Insurance representative will provide answer to question regarding possible per-building limit in earthquake insurance coverage

5.2 Board

5.2.1 Board will pull together additional questions for insurance representative regarding coverage of Meadows

5.2.2 Board will send a formal letter to owner seeking its guidance on dealing with his disruptive tenants

5.3 FPL will do the following

5.3.1 Obtain at least one more bid from an arborist for tree trimming

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6.0 Closing

6.1 Next meeting will be on Tuesday November 17, at 7:00 p.m. via Zoom.

6.2 Adjournment was at 8:00 p.m. PDT

Respectfully submitted, Ike Ghozeil, Secretary

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