

**Meadows at Timberhill
Homeowners
Association
PO Box 805
Albany, OR 97321**

THE MEADOWS AT TIMBERHILL OWNERS' ASSOCIATION

Board Meeting Agenda

Thursday, July 23, 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 May 21, 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
 - 2.3.2. NEW: [ARC 2026001 06/24/26] 2979 NW Morning Glory Drive

3. Operations & Property Management

- 3.1. New Business
 - 3.1.1. New business items raised by the board
 - 3.1.2. Summer 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

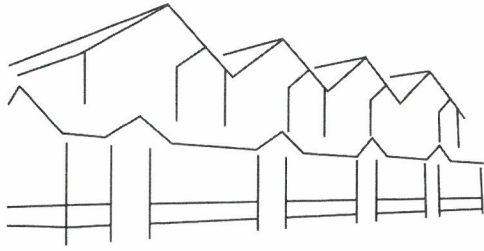
4. Action Items status

- 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. Update: Letter to City (Johnny)
- 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. Complete financial review signature wrap-up – Update
 - 4.2.4. 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 DONE - 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 Obtain bid for bark dust replacement with sprayed river rocks
 - 4.3.4 Renew expiring CD
- 4.4 New action items on Board
 - 4.4.1 Complete the reserve study due in July – UPDATE?
 - 4.4.2 President will send letter to City requesting that it schedule removal of vegetation on its land to reduce wildfire hazard wildfire – will include required tax lot information

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, May 21, 2026 • Via Zoom

1. Opening

- 1.1 Meeting called to order at 7:08 p.m. PDT
 - 1.1.1 Attendance – President Johnny Chen, Treasurer Maggie Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), and owner Robert Neary
- 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 April 30, 2026 meeting minutes – Approved
- 2.2 Treasurer's Report [Treasurer]
 - 2.2.1 Finances are consistent and look good
 - 2.2.2 Financial report review and approval – Approved
- 2.3 ARC Requests
 - 2.3.1 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 Updated/edited version will be sent to Board for final review
 - 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 A few accounts are one month behind, one is two months in arrears but has just mailed a check, and one account (with an existing lien on it) is in the process of becoming current
 - 3.2.1.2 Majority of accounts are either up to date or prepaid
 - 3.2.2 Landscaping
 - 3.2.2.1 Awaiting bids for lawn aeration
 - 3.2.2.2 Proposal will consist of two bids, one for the entire complex and one for the lawn areas of greatest need for aeration
 - 3.2.2.3 Aeration is not in this year's budget and should be added to next year's
 - 3.2.2.4 Spraying for crane fly infestation prevention will be in June

- 3.2.3 Gutters/eaves replacement – Status report
 - 3.2.3.1 Approximately twelve gutters need replacement
 - 3.2.3.2 Awaiting bid for this work
- 3.2.4 Painting – Status and planning
 - 3.2.4.1 Painting proceeding as scheduled
 - 3.2.4.2 Building occupants were informed via door hangers
- 3.2.5 Financial review progress and signature wrap-up
 - 3.2.5.1 Financial review for 2024 was signed and submitted
 - 3.2.5.2 Review for 2025 is in process and final draft is expected in mid-June
- 3.2.6 Reserve study and status of reserves status
 - 3.2.6.1 Board is conducting its own reserve study for this year
 - 3.2.6.2 Final Board input is expected by end of July
 - 3.2.6.3 Monthly amount going into reserves has been increased to \$5K from \$3K
- 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 – None at this time

4. Action Items

- 4.1 Wildfire Preparedness
 - 4.1.1 President has been coordinating with Timberhill association of HOAs
 - 4.1.2 President will send letter to City requesting that it schedule removal of vegetation on its land and that causes a wildfire hazard – will include required tax lot information
 - 4.1.3 From City communications with other Timberhill HOAs, its schedule may be incompatible with ours – we may need to proceed with removing the vegetation at our expense if necessary to reduce the fire hazard in a timely manner
 - 4.1.4 Fire hazard remediation – Fire-resistant alternatives to bark dust
 - 4.1.4.1 Landscape company owner visited a vendor in Eugene to consider materials that would not be a damage hazard to landscaping equipment
 - 4.1.4.2 Three candidate materials were identified
 - 4.1.4.2.1 A sand-like material that is expensive
 - 4.1.4.2.2 Medium/small river rocks that are moderately priced
 - 4.1.4.2.3 An adhesive spray-on material made by Lockscape that keeps materials in place, is easy to maintain, and is fairly inexpensive
 - 4.1.4.2.4 Landscape company will provide a bid for the river rocks sprayed with Lockscape
- 4.2 Action Items / Follow-Up
 - 4.2.1 Select bark dust replacement option – expecting a bid for river rocks & spray
 - 4.2.2 Letter to City of Corvallis requesting it to schedule vegetation removal, as coordinated with other Timberhill HOAs
 - 4.2.3 Advance vegetation removal along Required Fence – Coordinating with City

- 4.2.4 Proceed with lawn aeration and reseeding contract – Awaiting bids
- 4.2.5 Board to conduct 2026 reserve study (ref. p. 18 of 2025 study) – To be completed in July
- 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 Obtain bid for bark dust replacement with sprayed river rocks
 - 4.3.4 Renew expiring CD
- 4.4 New action items on Board
 - 4.4.1 Complete the reserve study due in July
 - 4.4.2 President will send letter to City requesting that it schedule removal of vegetation on its land to reduce wildfire hazard wildfire – will include required tax lot information

Next Meeting Date & Time: Next meeting will be on Thursday July 23, at 7:00 p.m. via Zoom.

Adjournment was at 7:40 p.m. PDT

Respectfully submitted, Ike Ghozeil, Secretary