



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

Minutes of Wednesday August 27, 2025 Board meeting

Meeting called to order at 7:01 p.m. PDT. **Present:** President Johnny Chen, Treasurer Maggie Wang, Secretary Ike Ghozeil, Charlotte Fleming and Sherrie Tate of Fleming Properties LLC (FPL), owner Tamina Toray and one owner who requested anonymity for the purpose of these minutes. Meeting was conducted via Zoom.

Open Forum: - None at this time

Housekeeping and Report Items:

1. Minutes from the Board meeting of July 24, 2025 – Ike
 - a. Minutes were approved
2. Treasurer's report - Maggie
 - a. Maggie stated that financial report looked good
 - b. Reserves are increasing at the rate of \$3,000 per month and would be fully funded in two years at this rate
 - c. Charlotte suggested that Board consider getting a new \$50,000 CD for six months
 - d. Treasurer's report was approved
3. Wildfire preparation and prevention
 - a. Tamina contacted the Timberhill HOAs wildfire coordinator, Pam Bumor, after the meeting and determined that the City is very slow in addressing our concerns
 - b. FPL will obtain bids for clearing vegetation in key hazard areas for our complex
 - c. Tamina provided the website link for owners to contact the City about wildfire hazard
 - d. From previous meeting minutes: We may need to contact City Attorney's office if no action taken after requests
 - e. Options for replacing bark dust with a non-flammable alternative were discussed and tabled until FPL provides alternatives for consideration
4. New business
 - a. Budget planning for 2026
 - Financial review by Schwindt may not reflect the fact that building painting is done on a five-year rolling basis, and that trellis/pergola repair and maintenance is included in the painting expenses – would result in less funding needed for reserve account
 - FPL will set up a Zoom review for Board with Schwindt
 - Budget planning to be completed in December
5. ARC requests
 - a. Request for a new fence at 2999 NW Morning Glory Drive was received and FPL will obtain more details from the requester
6. Committee reports – None at this time
7. Report from Fleming Properties LLC (FPL)
 - a. Status of delinquent accounts
 - One delinquent account is on a payment plan and on track to become current
 - Two remaining delinquent accounts have sent in their outstanding amounts
 - b. Landscaping
 - Resolved watering schedule issues – lawns are looking much better than in the past
 - FPL will ask landscaping contractor about spraying for crane flies

- c. Roofing
 - Robert drafted a letter to owners addressing the dryer and furnace venting issues due to reroofing and Ike will finalize the letter for Board review
 - Explains to owners the process needed to fix this problem through Stutzman
 - Letter to be sent to owners via USPS and email
- d. Gutters/eaves
 - FPL will work with handyman to determine which gutters need replacement
 - FPL will obtain bids for gutter cleaning, proper gutter connections and cost of leaf-guard installation
- e. Painting status
 - Completed painting of three of five buildings to be painted this year
 - Fourth building will be started on September 8 and final one around September 22
- f. Light fixtures
 - All fixtures have been installed and work is completed
- g. Board will begin the 2026 budget process in September – expect December completion
 - Will identify which buildings need painting in 2026
 - Future financial reports will break out how monthly assessments are distributed, starting in January 2026
- 8. Liability insurance
 - a. Insurance is paid up for the rest of this year
- 9. Other items
 - a. FPL will determine which areas are in need of asphalt repair and/or seal
 - b. Vegetation removal along Required Fence was discussed as noted above – City is supposed to cut down vegetation along its side of the fence
- 10. General announcements and items for the record – None at this time

Discussion and Decision Items:

1. Owners will receive letter explaining the process for dealing with the venting issues due to reroofing deficiencies – See action items
2. Next meeting will be on Thursday September 25, 2025 at 7:00 p.m. PDT via Zoom link to be provided by email and on the HOA website

Action Items:

1. Ike will finalize letter to owners about roof venting issues due to reroofing
2. FPL will do the following:
 - a. Obtain bids for clearing vegetation in key hazard areas
 - b. Ask landscaping contractor about spraying for crane flies
 - c. Provide Board with alternatives to using bark dust
 - d. Set up a Zoom review for Board with Schwindt
 - e. Get additional information on ARC new fence request at 2999 NW Morning Glory Dr.
 - f. Get bids for gutter cleaning, proper gutter connections, replacing damaged ones and cost of leaf-guard installation
 - g. Determine which areas are in need of asphalt repair and/or seal

Date and time of next meeting: Thursday September 25, 2025 at 7:00 p.m. PDT via Zoom link to be provided by email and on the HOA website

Adjournment was at 8:03 p.m. PDT
Respectfully submitted, Ike Ghozeil, Secretary