



*Meadows at Timberhill
Homeowners Association
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THE MEADOWS AT TIMBERHILL OWNERS' ASSOCIATION

Minutes of Board Meeting

Thursday, August 27, 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 owners Marianne Clausing-Lee, Robert Neary, and Tamina Toray

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

1.3 Open Forum – Tamina thanked Sherrie for the prompt resolution of issues as they come up. She also noted that several units' porches did not meet the CC&R requirements for appearance. Sherrie said she will send reminders to owners regarding this requirement.

2. Approvals & Financials

2.1 Minutes [Secretary]

2.1.1 Approval of July 23, 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 None at this time

3. Operations & Property Management

3.1 Previous business

3.1.1 Wildfire preparedness

3.1.1.1 Landscaper has recommended that vegetation control on adjacent City property (as permitted by City) be postponed until next spring

3.1.1.2 Johnny will verify that City's approval is valid for year 2027

3.1.1.3 Landscaper will provide bids for rejuvenation, which consists of addressing the issues of bushes touching buildings and trees touching or overhanging buildings and/or roofs

3.1.2 Carpenter infestation

3.1.2.1 Unit with active infestation at 3176 Foxtail was treated

3.1.2.2 Two bids for carpenter ant inspection and treatment of entire complex were received

3.1.2.2.1 Board approved to accept the lower bid by XTERMA

3.1.2.2.2 The contract will be to proceed with inspection and treatment this year, and to inspect and treat twice per year in future years

3.1.2.2.3 Planters and potted plants on porch railings and their potential impact on ant infestation – see New business section

3.1.2.3 It is recommended that owners obtain their own insurance coverage for pest damage “from the studs in” for the interior of their units

3.1.3 FPL will send an informational letter to owners which will include: The fact that Meadows has a carpenter ant infestation, date(s) of this year’s upcoming inspection and treatment for this infestation, and a reminder about potted plants on railings

3.1.4 Based on legal advice, it was deemed unnecessary to implement the waiver letter to owner and tenants of unit at 3176 Foxtail, which was discussed at the Board’s previous meeting

3.1.5 Part of the CD expiring last month was renewed as follows: \$25K was placed in a six-month CD, and the remainder of the old CD was placed in the operating expenses account to cover unexpected expenses

3.1.6 There are enough funds on hand to cover expected expenses for this year

3.2 New business

3.2.1 New expenditure for gutter replacement

3.2.1.1 Two bids were received to replace ten damaged gutters

3.2.1.2 It was decided to implement a contract with Oregon Gutter per their bid

3.2.2 As noted above, it was decided to contract with XTRMA Pest Control to address the carpenter ant infestation as follows: inspection and treatment this year, and inspection and treatment twice per year in future years

3.2.3 Autumn newsletter – Not discussed at this time

3.2.4 Future maintenance planning – None at this time

3.2.5 It was pointed out that several units have planters and potted plants on their porch railing, which causes wood rot and provides an environment for carpenter ant infestation

3.2.5.1 Board approved sending a reminder to all owners that they are responsible for damage caused by such planting as well as for reimbursing the HOA for repairs of damage caused by this planting, as stated in Section 3.9.1 b of the CC&R

NOTE It was pointed out that because of the nature of townhouses, adjacent units can be affected by the safety and sanitary conditions of their immediate neighbors. It was also pointed out that this means owners are responsible for the proper maintenance of the interior of their units to ensure that safe and sanitary conditions are maintained for the benefit of all involved.

4. Report from Property Manager – Fleming Properties LLC

4.1 Delinquent accounts and lien status

4.1.1 Four accounts are two months behind and have been sent reminder letters, and one (with an existing lien on it) is making fluctuating payments while it continues in the process of becoming current

4.1.2 Majority of accounts are either up to date or prepaid

4.2 Landscaping

4.2.1 Lawn aeration – Not discussed at this time

4.3 Gutters/eaves replacement – Status report

4.3.1 As noted in New Business section above, it was decided to proceed with replacing ten gutters by implementing a contract with Oregon Gutter per their bid

4.4 Painting – Status and planning

4.4.1 Painting has been completed as scheduled, except for the work on the unit that had the carpenter ant infestation – work will be completed in the next three weeks

4.4.2 Work on the fourth unit planned for this year has been postponed to 2027 to fund the unexpected carpenter ant infestation remediation and repair

4.5 Carpenter ant infestation

4.5.1 As was noted in the Previous Business and the New Business sections, it was decided to contract with XTRMA Pest Control to address the carpenter ant infestation as follows: inspection and treatment this year, and inspection and treatment twice per year in future years

4.6 Reserve study

4.6.1 Board members will do a walk through the complex with an RSG representative in preparation of the reserve study for 2027

4.7 Charlotte informed the Board that our current insurance does not cover roof leaks and pest infestations, among other limitations – will invite Farmers insurance agent to give Board a better understanding of coverage and options

4. Action Items

4.1 Johnny will check that the City's approval of the HOA's vegetation control to prevent wildfires applies for the year 2027

4.2 FPL will do the following

4.2.1 Sherrie will send a letter to owners with the following information: The existence of a carpenter ant infestation, the dates of inspection and treatment of building exteriors to prevent future infestations, and a reminder of owners' responsibility in case potted plants on porch railings cause damage and/carpenter ant infestation per Section 3.9.1 b of the CC&R

4.2.2 Put under contract and go ahead with the lower bid by XTERMA for carpenter ant infestation repair and mitigation as soon as possible

4.2.3 Put under contract and go ahead with the lower bid by Oregon Gutter to replace ten damaged gutters

Next Meeting Date & Time: Next meeting will be on Tuesday September 22, at 7:00 p.m. via Zoom.

Adjournment was at 8:08 p.m. PDT

Respectfully submitted, Ike Ghozeil, Secretary