Minutes
Meadowridge at Timberhill Board Meeting
October25, 2022

The Board of Directors met on Zoom at 7:00 p.m. Board members Rafael Miranda, President, Ann Kimerling, Secretary/Treasurer, Bill Buckley, Jim Carter, and Jason Peter, Willamette Community Management were present. Cheslah Barkdoll was absent.

Old Business:
OR HB 2534 regulating discriminatory language in HOA governing documents was discussed. Members have read the CC&Rs, By-Laws and Resolutions without finding any restrictive provisions against the classes of individuals protected from discrimination through this regulation. However, the board decided to further investigate how other HOAs are handling this issue. Jason Peter, WCM, recommended that the board wait until there is further information from Vial Fotheringham LLP, community association legal attorneys, and other WCM HOAs. The use of pronouns 'his or her' in two locations of the CC&Rs was decided not to be an immediate concern and could be postponed to a later date.

New Business:
Jim Carter appointed to the Board of Directors.

A resolution to restrict short-term rentals was proposed. This would be an amendment to the CC&Rs (*Article IX Specific Property Use Restrictions, Section 1. Residential Use*). A vote of 75% is necessary (*Article X, Section 3. Amendment*). Further discussion at the next board meeting and this vote could be presented at the annual meeting in January 2023.

Ann Kimerling will be attending a roundtable of other Timberhill HOAs on November 29th. Topics which the Timberhill HOAs will include the OR HB 2534, short-term rental clauses in CC&Rs, wildfire and emergency preparedness, CERT training and other concerns. Board members are invited.

Website needs to be updated. Rafael Miranda will discuss this with Jason Peter, WCM.

Another Board meeting is to be scheduled prior to the annual meeting. This board meeting will review progress on wording of the HB 2534 declaration, resolution on short-term parking and agenda for the annual meeting in 2023.