

**Minutes**  
**Meadowridge at Timberhill Board Meeting**  
**January 18, 2023**

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

**Old Business:**

- 1) Minutes of the Oct. 25, 2022 meeting are missing from the website. Ann Kimerling will email the minutes for that meeting to board members for comment.
  
- 2) House Bill 2534 – The community association legal attorneys are so overwhelmed by HOAs needing to comply with this regulation that Willamette Community Management is not going to be served by Vial Fotheringham, LLP for an indefinite time in the future. Timberhill Townhouse Association has spent \$2800 in legal fees on this and the Board decided waiting to hire an attorney and the cost involved. Jason said that WCM will assist the Board with wording for a declaration. The HOA president and secretary can sign such a declaration; have it notarized and recorded.
  
- 3) Discussion of amending CC&R Article IX Specific Property Use Restrictions, Section 1. Residential Use.

**ARTICLE IX**  
**SPECIFIC PROPERTY USE RESTRICTIONS**

Section 1. Residential Use. Lots shall only be used for single-family residential purposes. Except with the consent of the HOA, no trade, craft, business, profession, commercial or similar activity of any kind **including short term rentals where the period of the rental or lease is not less than 30 days**, shall be conducted on any lot, nor shall any goods, equipment, vehicles, materials or supplies used in connection with any trade, service or business be kept or stored on any lot. Nothing in this paragraph shall be deemed to prohibit (a) activities relating to the rental **of more than 30 days** or sale of dwelling units, (b) the right of Declarant or any contract or homebuilder to construct dwelling units on any lot, to store construction materials and equipment on such lots in the normal course of construction, and to use any dwelling unit as a sales or rental office or model home for purposes of sales or rental in the Property, and (c) the right of the Owner of a lot to maintain his or her professional personal library, keep personal business or professional records or accounts, handle personal business or professional telephone calls or confer with business or professional associates, clients or customers, in the dwelling unit. The HOA shall not approve commercial activities otherwise prohibited by this paragraph unless the HOA determines that only normal residential activities would be observable outside of the dwelling unit and that the activities would not be in violation of applicable City of Corvallis ordinances.

- 4) Cut and Fill Resolution is 2 pages but no record of adoption by the board in 2012 or 2017.
- 5) Website needs to be updated. Rafael Miranda will talk to Jason Peter about how to manage that. Perhaps Kurt Powell, previous WCM owner, can assist Jason.

**New business:**

Date for annual meeting is February 9, 2023 by ZOOM.

2. Tracy Yee, Corvallis Ward 8 Councilor, has an online questionnaire for Corvallis residents to inform the city planners about city growth, infrastructure, and services. Ann Kimerling has two other emails requesting that Meadowridge HOA forward these emails to the HOA residents. To be discussed at the annual meeting.
3. In announcement of the annual meeting date, time, and by ZOOM, HOA members need to have a proxy ballot to vote on the CC&R amendment and to meet the quorum requirement.
4. Agenda should have an update on HB 2534.