

**Minutes of Annual Meeting
Meadowridge at Timberhill HOA
February 9, 2023
7:00 p.m. ZOOM**

1. Meeting was called to order at 7:02 p.m. by President Rafaela Miranda. Quorum was established. In ZOOM attendance were Rafael Miranda, President; Ann Kimerling, Secretary/Treasurer; Board members Bill Buckley and Jim Carter; Jason Peter, WCM; and HOA owners Bill Stone, Mike Weaver, Loretta Johnson, Kathy Feser, Peter & Carol Beedlow, Joe Dody, Barbara Naimark & David Lerman. 23 proxies on record.
2. Minutes from the annual HOA meeting of February 7, 2022, the Board of Directors meetings of October 25, 2022 and January 18, 2023 were approved.
3. Rafael Miranda resigned as President. Bill Buckley, Jim Carter and Ann Kimerling were elected to the 2023 HOA Board of Directors. Bill Buckley is President; Ann Kimerling is Secretary, and Jim Carter is Treasurer. The Board approved removal of Kurt Powell, Willamette Community Management, and Rafael Miranda, past president of Meadowridge HOA from the HOA accounts at Umpqua Bank. The Board also approved adding Bill Buckley and Jim Carter to the HOA accounts at Umpqua Bank.
4. OR HB 2534 update: Board members will finalize the declaration, have the President and Secretary's signatures notarized, then send to Jason Peter, WCM. He will record it at the Benton County Clerk's office.
5. At the January 24, 2022 meeting, a motion was approved to hand out the Meadowridge HOA landscape contract specifications to members at the next annual meeting for discussion. At this meeting, Jason Peter, WCM, said that WCM has the contract information and can be contacted by any owner who has questions or comments.
6. 2022 budget and expenses were reviewed and compared to the proposed 2023 budget. Bill Buckley moved and Jim Carter seconded that the 2023 budget be approved. Unanimous approval.
7. Proposed amendment to the HOA CC&Rs and By-laws to prohibit short-term rentals of less than 30 days was discussed. Only 4 ballots of the 93 mailed out were returned to the WCM office. Those 4 were approvals. In a door-to-door survey of 14 houses by Ann Kimerling, all the owners verbally approved the proposed amendment. Mike Weaver recommended that the amendment include a penalty clause tied to the Financial Penalties Resolution (adopted Feb. 5, 2012). HOA board will revise the proposed

amendment and initiate another election with mailed ballots. 70 votes to approve are required to pass this amendment.

8. Discussion of how to disseminate information of interest to the HOA owners when Meadowridge HOA doesn't post that on the website or send out a newsletter/bulletin to the owners. Time-sensitive topics such as city planning surveys, upcoming meetings on proposed sub-divisions adjacent to Timberhill, progress on the Reserve development, emergency preparedness and city-sponsored emergency evacuation exercises, and similar information concerning the Timberhill neighborhoods may be of interest to the HOA owners. Jason Peter, WCM, can distribute those announcements via email.

Respectfully submitted,

Ann Kimerling, Secretary
March 1, 2023