

**Agenda of Board Meeting  
Meadowridge at Timberhill  
May 1, 2023  
7:00 p.m. ZOOM**

The Board of Directors meeting was called to order at 7 p.m. In attendance were Bill Buckley, President; Ann Kimerling, Secretary, Jim Carter, Treasurer; and Jason Peter, Willamette Community Management.

Bill Buckley moved to approve the Minutes of the Board of Directors Meeting Feb. 8, 2023. Ann Kimerling seconded the motion. Motion approved unanimously.

Bill Buckley moved to approve the Electronic Notification Resolution. Ann Kimerling seconded the motion. Motion approved unanimously. Resolution will be posted on the MaTH website.

The Permission to Use Contact Information form was unanimously approved. The form will be converted to a .pdf file and sent to each owner for signature. Completed forms will be kept in MaTH records at WCM.

The MaTH website has been updated. A Board of Directors' email address on the website will be instituted on a one-year trial basis. The general 'hoa@meadowridgeattimberhill.com' can be forwarded to the entire Board of Directors personal email addresses and also to Jason Peter's WCM address. First response to an owner's message will be by the President. Cost is \$1.99/month.

Currently, Umpqua Bank is offering 0.05% interest on the MaTH Money Market account. A one-year CD at Capital One Bank is 4.25%. There are differences between banks on length of terms (90 days, 6 months, 1 year, 2 years, 3 years) and penalties and loss of interest for early withdrawal. The Treasurer will research the best options for placing as much as \$30,000 in reserves and retained earnings into CDs.

The A/R summary as of May 1, has 7 owners with outstanding accounts totaling \$2,847. WCM will mail reminder letters. If not paid by 30 days, penalty fees and interest will accrue.

Problems with the format of the Declaration of Non-Discrimination prevented it from being submitted to the Benton County Clerk's office. May 3, the President and Secretary will have their signatures notarized on the corrected form. Jason Peter will then submit the original to the Benton County Clerk's office.

Jason Peter provided the Board with WCM's 2023 contract for review. Bill Buckley will sign the contract on Wednesday, May 3.

Bridge railings and decking in Tract K need to be repainted. WCM will obtain contractor quotes. Also, additional pruning is necessary on some of the paths. WCM will contact A&H Landscaping.

Jim Carter is researching the increasing cost of the right-of-way easement with the City of Corvallis. This year the fee was \$817/100 ft. which is more than 3X just 5 years ago.

Respectfully submitted,  
Ann Kimerling, Secretary