

**Board Meeting Minutes**  
**Meadowridge at Timberhill HOA**  
**November 6, 2025**

Meeting was called to order at 1:00 p.m. In attendance: Bill Buckley, President; Jim Carter, Treasurer; Ann Kimerling, Secretary; Charlotte Fleming and Sherrie Tate, Fleming Properties.

The meeting purpose was to discuss moving the 12-month Meadowridge HOA CD (\$50,000) from Columbia Bank to Oregon Credit Union. At that time, a 'ladder' of 6, 7, 8, 9, 10, and 11-months would be instituted: 6-month (\$5,000), 7-month (\$10,000), 8-month (\$10,000), 9-month (\$10,000), 10-month (\$10,000), and 11-month (\$10,000). As of October 31<sup>st</sup>, the balance of the Columbia Bank CD was \$52,461.26. The HOA intention is to continue monitoring the the CD yields available and extending the CD ladder as each term ends. Bill Buckley moved and Jim Carter seconded the motion to move the Columbia Bank CD to Oregon Credit Union on the day nearest its end term (Dec. 7<sup>th</sup>). Approval of the motion was unanimous. Charlotte Fleming will be designated as the Control Person and will be responsible for transferring the funds, providing the federal tax ID number (72-1539299) and Certification of Beneficial Owners documentation.

The annual Homeowners and Board Meeting will be held in early January as a ZOOM meeting. Date to be determined around the first week of January.

The 2025 budget was reviewed and will be updated for the 2026 annual meeting.

Charlotte Fleming reported that the July 1<sup>st</sup> online dues assessment payment was a successful trial and recommended that Meadowridge continue for the January 2026 payment.

Ann Kimerling requested a certified arborist to examine the heritage oak tree in Tract I. The tree was examined yearly by an arborist which was privately paid for by a neighbor. This mature oak is listed in the HOA CC&Rs as protected.

A Meadowridge Newsletter will be distributed in December by Fleming Properties. The notice of the annual meeting in January, a proxy vote form, and proposed 2026 budget will also be sent by email or letter to the Meadowridge members in that packet.

There are three new residents in 2025: Peter and Jennifer Klammer, Brian and Laura Martin, and Leng Molvi.

Meeting adjourned at 2:30 p.m.