

**Minutes of the Annual Board Meeting  
Meadowridge at Timberhill HOA  
February 12, 2024**

ZOOM meeting called to order at 7:03 p.m. In attendance: Bill Buckley, President; Jim Carter, Treasurer; Ann Kimerling, Secretary; Rafael Miranda, Webmaster; Jason Peter, WCM, Sherrie, WCM. Members—Tony Van Vliet, Lew Nunnelly, Loretta Johnson, Tom Nakano, Dianne Hart, Michael Beachley, Ron Hall, John Fagan, Barbara Naimark, Peter Beedlow. There were 21 proxy ballots. The quorum requirement for Meadowridge HOA is 20% of 93 lots, or 19 owners. A quorum was present.

Bill Buckley moved to approve the February 9, 2023 Minutes of the Annual Meeting. Ann Kimerling seconded the motion and it passed unanimously.

Election of board members: Bill Buckley, President; Jim Carter, Treasurer; Ann Kimerling, Secretary; Mike Beachley and Mike Weaver. Mike Weaver could not attend but was elected with his prior permission. Mike Beachley moved that Mike Weaver and he be elected as Members-at-Large. Ann Kimerling seconded the motion and it passed unanimously.

A question from Tom Nakano about the legality of 5 board members rather than 3 as stated in the By-Laws. [**The By-Laws Article IV Board of Directors 4.1 Number and Qualification**. The affairs of the Association shall be governed by a Board of Directors composed of three (3) persons, all of whom must be an Owner or the co-owner of a Lot. **By-Laws Article V Officers** sets rules for Chairman, Secretary, Treasurer and ‘any such other officers as in their judgment may be necessary’. At the 2009 Annual Meeting, Walt Griffiths, President, announced the results of a ballot sent to homeowners for expansion of board from 3 to 5 members. The results were 47 yes and 1 no vote, a majority approval.]

The proposed 2024 budget was presented by Jim Carter. After discussion and questions, Bill Buckley moved that it be accepted as proposed. Mike Beachley seconded the motion and it passed unanimously.

Contracts – new and continuing. With the 60-day notice of the demise of Willamette Community Management effective February 13, 2024, research into other property management companies in the Willamette Valley began. Fleming Properties, LLC was determined to be the best choice and a contract for March 1, 2024-Feb. 28, 2025 was signed by the board officers. A financial review by a third-party accountant will take place as soon as can be arranged. A reserve study will also be arranged this spring. Bill Buckley will review the scope of work and revise the landscape contract, if necessary, with A&H Landscape.

Meeting was adjourned at 7:55 p.m.  
Recorded by the Secretary