

**Minutes of the Annual Meeting
Meadowridge at Timberhill HOA
January 8, 2026**

Meeting was called to order at 7:00 p.m. Bill Buckley, President; Jim Carter, Treasurer; Ann Kimerling, Secretary; Charlotte Fleming, Fleming Properties, LLC. Sherrie Tate; Rafael Miranda, Webmaster. In attendance: HOA members, David Baldridge, Gil Hartl, Roger Samuelson, Brian Martin, Jane Stone, Michael Antonishen. Proxy forms from Johnson, Forester, Fiez, Klammer, Ram, Weidong, Robinson, Huiqing, Van de Graaf, Lin, Fagan, Fohring, Lerman, and Ullmer.

Quorum of Owners: Quorum was satisfied with 24 attendees and proxies.

Motion to approve the Board Minutes from the November 6, 2025 meeting. Bill Buckley moved to approve and Jim Carter seconded the motion. It was passed unanimously by all in attendance.

Election of Officers for 2026:

President- Bill Buckley

Treasurer- Jim Carter

Secretary- Ann Kimerling

With no other nominations, Bill Buckley moved to approve the slate and Jim Carter seconded the motion. It was passed unanimously by all in attendance.

The 2026 Budget was reviewed. Ann Kimerling moved to approve the Budget and David Baldridge seconded the motion. It was unanimously approved by all in attendance.

Online payment of dues assessments by debit/credit card was a successful trial, July 1, 2025. It cost the HOA \$46 but was recovered from the members who used this service. This service is again open January 1 through mid-March for dues payment.

Michael Antonishen moved to close the general meeting and Jim Carter seconded the motion.

Board Meeting:

Review of 2026 landscape contract from A&H Landscape Services. Motion to accept contract by Bill Buckley, seconded by Jim Carter. Approved by the board.

Review of 2026 property management contract from Fleming Properties, LLC. Motion to accept contract by Ann Kimerling, seconded by Jim Carter. Approved by the board.

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Annual financial review and tax preparation services 2026 contract with American Bookkeeping & Tax Service (Cathy Baker). 2025 financial review was \$500 and the tax form 1120-H was \$300. The board can do the financial review, but a CPA must complete the tax form. The board is allowed to conduct the reserve study and financial review in-house for the 2nd and 3rd years after an independent CPA and reserve study consultant complete the 1st year(2025). Bill Buckley moved that this year the HOA conducts the financial review and reserve study. Also, that American Bookkeeping & Tax Service prepare the IRS Form 1120-H. Jim Carter seconded the motion and it was approved.

Wildfire Risk Reduction Task Force Report: After discussion of the report, the Board decided to proceed with getting several bids from certified arborists to conduct a survey of the drainage way trees. The arborist would be looking at dangerous or diseased trees especially near homes that back up to the greenway. Part of the Reserve Fund can be used to map these trees. After the survey identifies these trees, the Corvallis Urban Forester will review those trees and allow removal by City permit. The Taskforce is researching the scope and costs of cleaning up the undergrowth in the greenways over a period of several years. Recommendations for hardening the homeowners property against wildfire will continue with web links and updates in the HOA newsletter.