

**Timber Creek Homeowners Association  
2015 Annual Meeting Minutes  
November 7, 2015  
Sisters City Hall**

**Directors Attending:**

Jim Horsley, President  
David Asson, Treasurer  
John Warnke, Vice-President  
Debbie Bucher, Secretary  
Bob Kremers, Director

**Owners Attending:**

Bob Lawton, Dennis and Julie Mills  
Jack and Liz Weeks, Jennith Hoyt  
Tom and Nancy Ream, Sandi Hull  
Dave and Sharon Lucas  
Rich and Janet MacConnell

Jim Horsley called the meeting to order at 10:35 followed by introductions of owners and directors

Debbie Bucher established a Proof of Meeting Notice sent on 10/21/15 and that a quorum was present with 51 lots represented and that Jennith Hoyt and Sandi Hull had been chosen as tabulators.

Jim presented an overview the Meeting Agenda which was accepted as submitted. A motion was made and approved to dispense with the reading of the minutes of the November 15, 2014 meeting. A motion to accept the Minutes from last year was made and accepted without discussion.

Treasurer's Report: David Asson presented the Treasurers Report and proposed budget for 2016. There is currently \$98,263 in the HOA savings, somewhat less than last year due to the street sealing done in Sept. David explained the two components of preparing the annual budget. 1). The General Fund, used for common areas and general expenses which will increase from \$60 to \$65 per lot which comes to \$7,540 annually. 2). The Street Fund is for repair and maintenance of our private streets which will see an approximate increase of 5% for a total of \$7,208. The most expensive street in the neighborhood will pay \$181.00 next year in HOA dues (for the whole year). The HOA has been diligent in assessing a small amount each year to ensure proper funding for street repair and maintenance in the future. Excess funds held at the Bank of Cascade are in 4 CD's. A motion was made, seconded and approved to carry excess funds over into 2016. Liz Weeks publicly praised David for his expertise as his term as Treasurer is expiring. The Timber Creek HOA is the most financially secure of any in Sisters.

President's Report: Jim reported that the Board has given Tewalt & Sons full authority to be proactive with snow removal this year, to avoid the problems experienced last year during hunting season. They are fully prepared to plow with as little as 4 inches.

This year's annual picnic was a huge success. Holding it in the neighborhood, inviting renters and adding a clown and face painting for the kids helped bring neighbors together. It is the position of the Board that knowing our neighbors brings value to the neighborhood, builds a stronger community and significantly reduces the chances of dispute. So be pro-active, and get to know your neighbors.

Jim continued with a handout and brief explanation of 2 proposed resolutions that the HOA will be voting on in January. The first is the ongoing problem of the parking motor homes, RV's, trailers and utility vehicles on the streets. The Bylaws allow owners 48 hours to park RV's and motor homes in driveways. Most RV's these days are too large to fit in driveways and because of narrow streets and parking issues, (especially on Timber Pine Pl) the problem is causing safety concerns as well as a nuisance in the neighborhood. The purpose of the resolution will be to clarify the Bylaws.

The 48 hours cannot be changed but how those 48 hours are applied can be clarified. The resolution proposes 48 hours for each 30 day period. Homes on Cascade Avenue would probably not be affected since that is a public street, but input from all owners over the next two months is being sought. The board is looking for suggested solutions that not only work for owners of RV's and trailers, but the neighbors as well.

The second proposed resolution involves installing 2, temporary speed bumps on Timber Pine Drive. The HOA has a responsibility for the safety of its residents and cars are traveling 30-40 MPH down Timber Pine. The speed bumps would be installed across from the Asson's and the Green's and removable for winter snow plowing. Rich MacConnell added that the speed problem is equally dangerous on Creekside Dr. where the yellow striping from the City stops after the bridge. He noted the dangers of backing out of their driveway and asked if the HOA could contact the City about continuing the paint striping around the corner onto Timber Pine and possibly add a "slow" or "sharp curve" sign as a warning.

Nominating Committee: Jim noted that the expiration of David Asson's term and his nomination for re-election to the board was put in the HOA newsletter, and no formal applications were submitted with the exception of one write-in candidate. Board members serve a three year term. Bob Kremers and Jim Horsely's will expire January of 2017 and David's is the only position expiring. Jim asked if there were any nominations from the floor. Having none, a motion was made and seconded to close the nominations.

Members Vote: Debbie Bucher, with the assistance of Jennith Hoyt and Sandi Hull tabulated the ballots. Final tabulation were 34 votes for David Asson, 9 that did not vote and one write-in for Linda Cassanova. David Asson was re-elected to another 3 year term as Director at Large. Jim expressed the importance of involvement in the HOA and asked owners to make suggestions of others who would make good board members for future openings.

Owners Forum: Dave Lucas initiated discussion involving homes along Wychus creek and the need for restoration & protection of the eroding process. He is doing extensive research and seeking input from other owners. Jack Weeks added that their bank was rebuilt by declaring an emergency. David Asson explained that because the creek is part of Wychus Creek Park there are multiple layers of bureaucracy which unfortunately creates a lengthy and laborious process over many years. Deschutes Land Trust has communicated in the past that they would be willing to do the restoration project and contribute some money but to do that there had to be permission from 100% of the homes affected, which is 43 lots and cost per homeowner was estimated at \$7,000. Dave will pursue options and those interested in working with him are encouraged to call him.

There was continued discussion from some owners who felt the proposed 48 hours in a 30 day period for the RV resolution was too restricting, especially for families who use their RV's multiple times throughout the month in the summers. Again it was requested that solutions be brought to the attention of the board over the next two months for review prior to the January meeting.

Hearing no other items from the floor for discussion; a motion was made and seconded to adjourn the meeting. The Annual Meeting was officially adjourned at 11:17 a.m.