

Timber Creek Homeowners Association

PO Box 494 Sisters, OR 97759

ANNUAL OWNERS MEETING MINUTES

Sisters City Hall – Nov 16, 2019 11:00 A.M.

DIRECTORS ATTENDING:

Susan Cobb President
Terry Anderson Vice President
John Warnke Treasurer
Rich MacConnell Secretary

OTHERS ATTENDING:

Greg & Pam Calderwood, Tim Edwards,
Bernie & Jean Happel, Marleen
Hedgecock, Terry & Cindy Hubbard,
Ray & Patti Martinez, Dale Payne,
Dennis & Mary Jane Regan

WELCOME & INTRODUCTIONS:

- Susan welcomed everyone and thanked all for attending. She introduced new owners (Taylor and Hedgecock) and full-time residents (Martinez) in the audience.

PROOF OF MEETING NOTICE:

- Meeting notice and proxy forms were mailed in advance of the 10-day minimum advance notice requirement of the Bylaws (exact mailing date determined after the meeting was August 25).

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM:

- Susan called the meeting to order at 11:00 a.m.
- 42 proxies were received and owners of 8 properties are present for a total of 50. A quorum for this meeting is 44 (37.5% of 116 properties). Therefore, a quorum is established.

MINUTES FROM 2018 MEETING:

- Moved/seconded from the floor to dispense with the reading of these minutes.
- Moved/seconded from the floor to approve theses minutes. Approved by voice vote.

TREASURER'S REPORT:

- John presented the year-to-date budget and expense report. We have a \$4k surplus in the general fund. If this holds up to the end of the year, it is anticipated that the general assessment can remain unchanged. The road fund expenses were at budget this year. Long term expenses will be covered by funds on hand and future assessments.

ISSUES BEFORE THE OWNERS:

- Election of two Directors to serve a 3-year term.
- Carry-forward of excess funds.

NOMINATIONS FROM THE FLOOR:

- No nominations.

OWNERS VOTE:

- Rich and Pam Calderwood tallied the votes. The results are:
 - o 26 votes for Terry on the marked proxies, plus 19 votes on the general proxies/ ballots for a total of 45 votes.
 - o 23 votes to carry-forward on the marked proxies, plus 18 votes on the general proxies/ballots for a total of 41 votes.

OWNERS FORUM:

- No items were raised for discussion.

MEETING ADJOURNED AT 11:15 A.M.