

Timber Creek Homeowners Association

PO Box 494 Sisters, OR 97759

ANNUAL OWNERS MEETING MINUTES

October 29, 2022 11:00 A.M. via Zoom

DIRECTORS ATTENDING:

John Warnke Treasurer
Rich MacConnell Secretary
Chuck Roberts Director-at-Large

OTHERS ATTENDING:

Susan Barker, Deb Black, Julia Dougan, Diane Engle,
Gloria Lutz, Jennifer Maines, JoAn Mann, Loren
Mehlbrech, Kay & Dale Payne, Dennis & Mary Jane
Regan, Catharina Warnke, Barry Wetmore, Ellen Wood

PROOF OF MEETING NOTICE:

- Proxy forms were mailed in advance of the 10-day minimum advance notice requirements of the Bylaws. The meeting notice was sent on Oct. 26.

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM:

- The Secretary called the meeting to order at 11:00 a.m.
- 37 proxies had been received at the time of the meeting. In addition, eight owners were present who had not submitted a proxy, giving a total of 45 properties represented. A minimum of 44 (37.5% of 116 properties) is needed to establish a quorum. Therefore, a quorum was established.

APPROVAL OF AGENDA AND MINUTES:

- A motion was made (JW)/seconded (CR) to approve the Meeting Agenda.
- A motion was made (JW)/seconded (CR) to approve the Minutes from the Nov. 6, 2021 meeting.

FINANCIAL REPORT:

- John reviewed the budget of 2023. The general assessment remains at \$50 per lot. We will be running a deficit for 2023, but we have sufficient funds on hand to cover this. Legal fees will be higher for the reconfiguration of the alley. Street marking has also been increased. The street fund should incur no expenses this year. With the new CDs, interest income should be in excess of \$3400 in 2023. John recommends leaving the street assessments unchanged from 2022. The next street repaving will be in 2028-29. John answered a question from () regarding repaving the alleys saying that expense as a capital improvement would come from the street fund and there would be no special assessment. Moved (RM)/seconded (CR) to accept the 2023 budget as presented.

NEW BUSINESS:

- Nominations from owners for the Director position: None.
- Election of Director: The Secretary reported that proxies submitted prior to the meeting plus six owners in attendance cast votes for Deb Black, so Deb is elected to the position of Director. There were no write-ins.
- Proposal to carry-forward excess funds to 2023: The Secretary reported that proxies submitted prior to the meeting plus six owners in attendance cast votes “Yes”

and none “No”, so the proposal is approved. G Lutz volunteered to assist the Secretary in certifying the vote tally.

OWNERS FORUM:

- Question (SB): Are renters given a copy of the rules and regulations? Answer(CR): No, they are provided to the owners. The owners are obligated to advise the renters. She has had problems with a neighbor’s kids on her property and overly bright lights on that property. **Chuck will write a letter to the owner.**
- Question (BW): Does the City have a traffic plan while the Locust/US20 roundabout is being constructed? Answer (JM): She has reached out to the City and State and has received some information back from the State. She will keep trying.
- LM commented that there is a house near him with garbage around it. Which house is it?
- Question (?): Do the Dark Skies regulations apply to the alleys? Answer (RM): Yes, the alleys are within the City limits and the HOA is subordinate to the City.
- What are the time limits for parking campers, trailers and RVs. Answer: John quoted the guidelines in the Campers, Trailers & RVs document on the TCHOA website (48 hours, 2 times per month).
- What about storage Pods? SB hadn’t intended for it to be there this long and has no way to move it. **Chuck offered to help her with it** and SB will see what she can do.
- JM commented that storage issues need to be better defined rather than simply as a nuisance.
- LM commented that the portable basketball hoops can blow over in a heavy wind and potentially damage neighboring property.
- (?) commented that her house was built with non-Dark Skies compliant lighting. John suggested that the building guidelines can be amended for lighting and basketball hoops.
- JM noted that there is a broken link on the website to information about the roundabout. Question: Is there a webmaster? Answer: (RM) said he does most of the web-mastering and asked for information about the problem.

MEETING ADJOURNED AT 12:10 P.M.