

Timber Creek Homeowners Association

PO Box 494 Sisters, OR 97759

ANNUAL OWNERS MEETING MINUTES

October 28, 2023 11:00 A.M. via Zoom

DIRECTORS ATTENDING:

Debbie Bucher President
Rich Vice Vice-President
John Warnke Treasurer
Rich MacConnell Secretary
Deb Black Director-at-Large

OTHERS ATTENDING:

Neil Fair, Robert Gunn, Joel Hill, Retha Lange,
Charlene Leep, Gloria Lutz, Janet MacConnell,
Loren & Orasa Mehlbrech, Kay & Dale Payne,
Dennis Regan, Roger VanZyl,
Barry & Priscilla Wetmore, Debi Wong

PROOF OF MEETING NOTICE:

- Proxy forms and cover letter were mailed 10 days before the meeting. This did not meet the 30-day minimum advance notice requirement of the Bylaws. The meeting agenda was posted October 16 on the website.

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM:

- The President called the meeting to order at 11:05 a.m.
- The Secretary reported that 45 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 53 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 (DB)/seconded (RV) to approve the Meeting Agenda.
- A motion was made (JW)/seconded (DB) to approve the Minutes from the October 29, 2022 meeting.

FINANCIAL REPORT:

- John reviewed the budget for 2023. He expects us to break even for the year. John answered a question from R Gunn regarding the street fund. Deb requested a copy of the street reserve report. **John will sent this to her.** It is also on the TCHOA website. [1:14]

NEW BUSINESS:

- Nominations from owners for the Director positions: None.
- Election of Directors: The Secretary reported that proxies submitted prior to the meeting plus five owners in attendance cast 47 votes for John Warnke and 46 votes for Rich MacConnell, so John and Rich are re-elected to the Board.
- The funds carry-forward proposal was approved with 41 “yes” votes.
- Deb Black volunteered to help tally and certify the results.

OWNERS FORUM:

- K Payne asked about Rich M’s tree. An arborist will be looking at it next week.
- D Regan asked about the dark skies activity by the City. The City has been revising the specifics of the ordinance.

MEETING ADJOURNED AT 11:25 A.M.