

Timber Creek Home Owner's Association

Sisters, OR 97759

ANNUAL OWNER'S MEETING MINUTES

October 19, 2024 11:00 a.m. via Zoom

DIRECTORS ATTENDING:

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

OTHERS ATTENDING:

Orasa & Loren Mehlbrech,
Diane & Kenny Morrell, Retha Lange &
Char Leep, Jennifer Maines, Janet MacConnell,
Steve & Susan Horning, Dennis Regan,
Sarah Halfman, Ruthanne Rhoads, Joel Hill,
Kay & Dale Payne, Barry Wetmore,
Eneke Warnke, Kathy Semrad, Michael Groff
Rich Carville, and Keith Nuthall

CALL TO ORDER, ESTABLISHMENT OF A QUORUM AND PROOF OF MEETING:

- Call to Order: The President called the Meeting to order at 11:05 a.m. and welcomed all the owners. She apologized for not having the Owner's Agenda posted ahead of time on the website. This was her first Owners Meeting and a few items had slipped through the cracks for which she apologized. John clarified the primary agenda items for the Owners Meeting are the final tally of votes/proxies for new director positions, authorization of forwarding funds into the new year, and the Owners Forum. All other reports were covered in the Board Meeting. The Board decided to move forward without a pre-distributed Agenda.
- Quorum Established: The President reported that the minimum of 44 Proxies had been received at the time of the meeting. This number did not include several attendees who had not submitted their ballots. A minimum of 44 (37.5% of 116 Properties) is needed to establish a quorum. Therefore, a quorum was established.
- Proof of Meeting Notice: Proxy forms were sent via email in advance of the 10-day minimum advance notice requirements of the By-Laws.

TABULATION OF BALLOTS/PROXY'S SUBMITTED:

- The president reported that official certification of the Ballot/Proxy totals would be tallied after the Owners Meeting. Only one Director position was open this year. A signed and dated "Tally Certification" by Diane Morrell and Debbie Bucher after the meeting, established the following:
 - Total Ballots/Proxy's Received: **44**
 - Total Yes Votes for Jack Walker, new Director Position: **38 YES / -0- NO**
 - Total Write-In's: **-0-**
 - Authorization to carry funds forward from 2024 into 2025: **34 YES / -0- NO**

OWNERS FORUM:

- New owner, Ruthanne Rhodes asked about the verbiage of a “Forbes drain field” easement that is on the deed to their house and if it can be removed. John’s recollection was that it was prior to the Sisters sewer system being installed and when all of Cascade Ave. was on a septic system. It is no longer an issue and she should be able to have it removed from the Deed.
- Loren Mehlbrech asked about dead trees. The owners of the dead tree on the vacant lot next door are an elderly couple and rarely in town. Deb Black confirmed she talked with them about the condition of the tree earlier in the year. As the HOA is taking down the tree on E. Timber Pine, it was suggested to get a bid from Four Brothers and see if that might help move things along. John suggested the possibility of saving some money taking 2 trees down at once. **Debbie said she would call Four Brothers for a bid.**
- New owners Steve & Susan Horning asked for clarification of the swale in front of their home, who’s responsibility it was and if it is a public parking area? John responded that E. Timber Pine is a private street that the HOA owns. There is not an HOA rule prohibiting people from parking there unless it is an abandoned vehicle or for an extended period of time. Diane Morrell explained she owns the town home across the street and because of the “alley issues”, there is not enough parking in the back of their townhome for a 2nd car. It is her understanding that parking on the other side of the street is not allowed, and owners are encouraged to park on the side of the street with swales. She said she would talk to her son and there should be more room for the the 2nd car in the alley in the near future.
- Jennifer Maines had a question regarding dead trees, primarily behind their property and along the creek. and if the Tree Committee was still active? She also said her husband thinks a revision of the CC & R’s for roof materials that are more fire resistant, i.e. metal roofs, should be addressed. John agreed and Matt suggested the Tesla Solar roofs as well. The ARC or the Board could propose a modification which could be submitted and voted on at the December meeting. Matt agreed to gather some initial information that he would submit to the ARC and Board with a copy to Jennifer and Doug, for discussion.
- Keith Nuthall asked about “unintended consequences” of dead tree trunks and branches that are covered with tarps. Primarily along the creek. It appears they are being preserved for firewood, but they are an eyesore. John confirmed that is not OK and he will look at the situation upon return to Sisters. Matt who is in charge of Compliance will join them. Keith also specifically mentioned how much he appreciates all the work that goes into the Annual Picnic and what a huge success it is.

CLOSING REMARKS:

- Debbie Bucher welcomed Jack Walker aboard as a new Director and thanked Deb Black for all her time and commitment over the past three years. There is still one more meeting, but the Board appreciates her input and time.
- D. Bucher moved to adjourn the meeting, Loren seconded the motion and all agreed. Meeting adjourned at 11:27 a.m.