

# Timber Creek Homeowner's Association

P. O. Box 494 - Sisters, Oregon 97759

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## BOARD MEETING MINUTES

January 25, 2025 11:00AM. via Zoom

<b><u>DIRECTORS ATTENDING:</u></b> Debbie Butcher – President Jack Walker – Vice President Rich MacConnell – Secretary John Warnke – Treasurer Matthew Webb – Director	<b><u>OTHERS ATTENDING:</u></b> Char Leep, Retha Lange, Dennis Regan, Gloria Lutz, Steve Horning, Loren Mehlbrech, Jennifer & Doug Maines, Kay & Dale Payne, Barry Wetmore, JoAn Mann, Sarah Halfman, Sevilla Rhoads, Bruce Allen
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### **BOARD AND ADMIN REPORTS:**

- Meeting was called to order by President at 11:00AM. A quorum was established.
- A motion was made (RM), seconded (MB), and approved to accept the Meeting Agenda.
- A motion was made (John W), seconded (RM), and approved the Minutes from 12/28/24.
- **Treasurer:** Financials unchanged since last board meeting. 60% of 2025 assessments have been collected, and President has received 15 more. The two new accounts at First Interstate have been established. HOA tax returns to be filed; 30% paid on passive income, US Treasuries in this case, and the approximate \$600 due was paid in Q4 2024. Evaluating insurance alternatives to American Family; Insurance Century in Bend is an option and others will be considered. Treasury options were presented with the goal to stagger maturities every six months. Proposal to buy 6-month and 3-year Treasuries, and a motion was made (DB), seconded (RM), and approved to accept the Treasury proposal. YE2024 balance was reported at \$21k, and \$6.9k to be collected from 2025 assessments.
- **President:** Steve and Susan welcomed to the neighborhood! Thank you to Secretary Rich for preparing 2025 calendar. Current Vice President Matthew Webb will be moving next month but will retain home ownership in TC. Jack Walker will assume Vice President role with TC HOA for a three-year term, and Matthew Webb will remain a Director.
- **Vice President:** No compliance items to report. No snow removal has been required so far this winter, and we are prepared with service provider in the event that material snow accumulation materializes this winter.
- **Secretary:** The 2025 calendar has been prepared with reminder dates for board reference on Drop Box, not published on website. Website to be updated with updated fine schedule and paint description, supported by John W.

### **COMMITTEE REPORTS:**

- **ARC:** Currently no outstanding ARC reviews. Hot tub and patio project on Timber Pine is complete.

## **CONTINUING BUSINESS:**

- **Swale Refurbishment:** Updated bid received from Tewalt Walt & Sons in the amount of \$13.7k. Additional bids will be solicited before spring. Discussion regarding swale depth needing to be only 5” versus 6-8” in Tewalt quote. Questions from various residents on background and reason for swale refurbishment, and Board discussed reasons being cosmetic (dirt, weed intrusion) and to remove water off pavement as TC does not have underground drainage pipes. Mitigations to consider are sprinkler heads and landscape disturbance. Work would not commence until springtime due to ground conditions. All present on call were advised to email board with excavating or landscaping contractors capable of performing work.

## **NEW BUSINESS:**

- **Next Meeting:** The next board meeting will be 4/19/25 at 10:00AM via Zoom. An earlier board meeting may be called to evaluate swale bids and select contractor to perform work this coming spring.
- **Pine Needle Communication:** Pine needle piles are accumulating outside of the twice-annual City pickup dates. A communication will be sent by President encouraging residents to pick up needles and put in yard waste bins. Pine needle removal from roofs will also be discussed, and Board will pursue volume-discount quote to have pine needs removed from multiple neighborhood roofs.
- **Firewise & Dept of Forestry Certified Letter Mitigation:** Residents Char and Retha discussed Firewise program and will pursue scheduling a meeting in community room at Sister Fire House with Steven to educate HOA and residents fire dangers and mitigates. Firewise flyer and/or link to be added to HOA website. Open proactive discussion regarding certified letters received by Dept of Forestry and how to collectively mitigate fire hazards, risk of insurance rate increases, and risk of loss of fire insurance coverage.

## **OWNERS FORUM:**

- **Roundabout Exit Speed Hazard:** Resident Doug discussed speed of traffic coming off roundabout on Locust and the accident that occurred 1/24/25 at intersection of Cascade and Locust. Residents were encouraged to email City Council and/or attend City Council meeting to vocalize concerns.
- **CEC Transformers:** Resident JoAn brought up CEC transformers on E Cascade as being a source of fire hazard due to potential for sparks. Requested HOA and/or Steve from Sisters Fire to present this concern to CEC.

**MEETING ADJOURNED 12:03PM**  
**DB motioned, RM seconded, and approved**