

# Timber Creek Homeowner's Association

P. O. Box 494 - Sisters, Oregon 97759

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## BOARD MEETING MINUTES

April 18, 2026 10:00AM. via Zoom

<b><u>DIRECTORS ATTENDING:</u></b> Debbie Bucher – President Jack Walker – Vice President Jennifer Maines – Secretary John Warnke – Treasurer Matthew Webb – Director	<b><u>OTHERS ATTENDING:</u></b> Char Leep, Retha Lange, Rich MacConnell, Barry Wetmore, Gloria Lutz, Orasa and Loren, Dennis Regan,
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### **BOARD AND ADMIN REPORTS:**

- Meeting was called to order by President at 10:03AM. A quorum was established.
- A motion was made (Jack W) and seconded (John W) to accept the [Meeting Agenda](#).
- A motion was made (John W) and seconded (DB) to approve the [Minutes from 1/24/26](#).
- Installation of Officers – A motion was made (DB) to assign positions as noted on the Agenda and seconded (John W). John and Jennifer terms ends December 2026, Jack term ends December 2027, Deb and Matt terms end December 2028.

### **OFFICER REPORTS:**

- **President** – Condolences for passing of neighbor David D on Creekview and honoring him as a wonderful part of the Timber Creek neighborhood. New to neighborhood are Mike Abott and Stefani Kirsch on S Timber Pine.
- **Vice President** – Pursuing installation of neutral colored crushed granite or gravel stone around neighborhood sign area at intersection of Rope and Timber Pine.
- **Treasurer** – One home outstanding for 2026 assessment; urging payment in order to avoid the lien process. Treasuries update on 3-year and 6-month notes. 2026 taxes filed and paid. [more info](#)
- **Secretary** – Website updated with [change in owners](#), [neighborhood cleanup](#), and [upcoming pine needle removal by Republic Services](#).
- **Director** – No updates.

### **COMMITTEE REPORTS:**

- **ARC** – Quiet through the winter and currently with anticipated uptick in requests and activity. [Oregon law](#) passed April 6<sup>th</sup> stating HOA cannot prevent homeowners from installing a metal roof or removing trees in close proximity to the home. Question posed from homeowner on installing a small shed outbuilding. ARC to likely not take issues provided structure is small, tucked away, done professionally, and includes Firewise flammability recommendation. Homeowner to provide a picture to ARC Committee.

- **Compliance** – No updates.
- **Firewise** – [Neighborhood assessment](#) took place with great information provided such as recommended 10-foot tree spacing, cleaning debris from vent wells around homes, replacing vent screens with 1/8" screen, a micromesh product for gutters that prevent pine needle collection, and leaving a stub when limbing trees to prevent sap running down trunk. TCHOA Board recognizes need to spend funds to remediate items such as screens and strongly recommend pine needle removal from rooftops. Additional information learned from preparedness meet at Sisters High School. Focus area is the zone within zero to five feet from home. There is a program TCHOA may apply for in September or October where Republic Services provides a neighborhood bin for yard debris disposal. Motion made by DB and seconded by JW for TCHOA Board to establish and recognize a Firewise Committee with Jennifer Maines to be interim Chairperson with assistance from Char and Retha.

### **CONTINUING BUSINESS:**

- Path Lights (Jennifer) – Screen shared by Jennifer showcasing [pictures of example lights](#) that could be used. Discussion on cost, post materials, and installation of path lights. President opined Board funds can be better purposed for higher priority initiatives such as Firewise. President also recognizes this neighborhood has not needed or requested this for two decades as dark skies are an attractant to the neighborhood and individuals can be responsible for their own lighting and safety. Vice President opined that neighborhood sentiment must be understood and then Board should vote. Treasurer questions effectiveness and viability of solar powered deck lights being able to charge and supply adequate lighting during times of year such as winter and during period of snow. Director questioned longevity and effectiveness of lights versus what individuals can provide via flashlights and headlamps; also a potential obstruction during snow plowing and a potential liability for the HOA. Jennifer's response to objections included mobility issues, walking surface, durability, duration, visibility in snow conditions, potential liability pros and cons, and Debbie's suggestion of a targeted approach. Discussion ended with recognition that neighborhood sentiment must be understood and John W recommended Jennifer submit a proposal to the board in advance of the next meeting.
- Update Dead Trees and Beetle Pouches (Debbie) – Beetle pouches are \$90 for ten pouches and will be recommended for affected neighbors. Ideal installation timing is late spring and early summer. More information is to be provided.
- HOA Membership Withdrawal Request by Neal Fair – No update. Mr. Fair not present during meeting and will be contacted and asked if whether he wants to pursue. John W notes TCHOA Bylaws do not include an exit clause.
- Alley Improvement (Ruthanne) – No updates and Ruthanne not present during meeting. Previous conclusion by board two years ago was improvements were not financially accepted by homeowners. President to email Ruthanne on whether she would like to further pursue.
- 911 Emergency Signs / 10/18/25 Owners Meeting – President opined the signs are un-necessary due to first responder technological capabilities within neighborhoods such as Timber Creek. These signs are typically purposed for homes located off highways and on longer driveways with multiple houses. Signs such as these should not be promoted for use in our neighborhood. Secretary says the signs are being recommended but not required by Fire Wise and promote peace of mind for some homeowners. Motion made to close this discussion (Jack W) and seconded (John W); confirmed this has been removed from website.

### **NEW BUSINESS (Owners Welcome to Contribute):**

- Neighborhood concerns in general – Question asked if a fire deterrent spray is available for Firewise preparedness. Answered by Jennifer Maines that although sprays can be effective on treated structural surfaces, there is still a risk to be considered from embers blown in to untreated areas

(e.g. behind vents where the spray cannot reach) and embers blown on to susceptible plants.

- Next Board Meeting is 9/12/2026.

**MEETING ADJOURNED 11:17AM**  
**JM motioned, DB seconded and approved**