

Timber Creek Homeowner's Association

P. O. Box 494 - Sisters, Oregon 97759

BOARD MEETING MINUTES

September 19, 2026 10:00AM. via Zoom

<u>DIRECTORS ATTENDING:</u> Debbie Bucher – President Jack Walker – Vice President Jennifer Maines – Secretary John Warnke – Treasurer Matthew Webb – Director	<u>OTHERS ATTENDING:</u> Rich MacConnell, Kathleen Semrad, Roger Van Zyl, Ruthanne Rhoads, Pam Phillips Wegener, Annette Roop, Dennis Regan, Neal Fair.
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BOARD AND ADMIN REPORTS:

- Meeting was called to order by Director (Matt W) at 10:00AM. A quorum was established.
- A motion was made (Jack W) and seconded (Matt W) to accept the [Meeting Agenda](#).
- A motion was made (John W) and seconded (Jack W) to approve the [Minutes from 4/18/26](#).

OFFICER REPORTS:

- **President** – Welcome four new homeowners to the neighborhood. Appreciation to Jennifer for Firewise. Annual HOA picnic is this afternoon and looking forward to seeing everyone. [more info](#)
- **Vice President** – Requesting a tree walk with John Danahy to address numerous distressed looking trees; following walk will review and update Deb’s current list. Question on whether city approval is required for tree removal? Answer: It is. A Fire Dept home assessment will be accepted in lieu of an Arborist’s Report when applying for a tree removal permit. Pursuing a quote for gravel installation, barrel grass/weed removal and barrier for public area around HOA sign at corner of Rope and E Timber Pine.
- **Treasurer** – One unpaid assessment from 2026 dues and will pursue lien procedure early 2027.

Transfer fees are a new source of revenue for the HOA following the increase from \$50 to \$200 and have yielded \$1,440 YTD 2026 versus \$600 in 2025. For the general fund current revenues exceed expenses by \$7,000 and estimating \$4,000 end of year following expenses from picnic and snow removal. Evaluating reducing assessments from \$75 back to \$60. The road fund has \$130k invested in [US Treasuries](#) with 4% average rate and are projected to yield \$5,500 gross at year-end and \$4k after taxes. [more info](#)

Question on when next road update is required? Answer: Every three years we evaluate with John Curl of Tri-City Paving to determine when to conduct crack sealing versus full re-paving. The next walk-through is this fall; homeowners will be notified and can join if interested. Ruthann asked a question about street versus ally work. The ally needs regrading, which would be addressed with a full resurfacing, but not if the recommendation is for just crack sealing.

- **Secretary** – Updating website with new owners.
- **Director** – No updates.

COMMITTEE REPORTS:

- **ARC** – Not many open projects which is typical for Fall. Discussed legislation that HOA cannot prevent amendments performed for Firewise reasons – e.g., the metal screens and gates are in process, potentially metal roofs in the future. Metal screens approved for three homes and discussed difficulty in creating a standard for metal screens. [Landscaping plans for 976 E Timber Pine lot](#) shared as this is the first instance of a request to landscape an undeveloped lot without building on it. The board agreed with the ARC's decision to allow the proposal.
- **Compliance** – No updates.
- **Firewise** – Timber Creek has officially been recognized as a Firewise Community and signs have been installed. Neighborhood walk-through has been completed and there is a [three-year plan](#). First year action points: Fuels reduction in Zone 1 encompassing zero to five feet from home. Upgrade foundation vents to 1/8" mesh. Clean gutters. Replace bark dust with stone. Remove or limb trees close to home and remove distressed trees. Propose coffee and doughnuts pop-up meetings and utilize HOA email to distribute tips and actionable information. Researching possibility of grants and requesting assistance with grant writing. To renew recognition in three years, we need to demonstrate positive actions taken. Owners can assist with documenting actions taken and cost incurred with a labor cost assigned for DIY projects. Goal is to show \$10k in efforts made.

CONTINUING BUSINESS:

- Path Lights (Jennifer) – Discussion moved to 2027 and will pursue owner opinions after the forthcoming months with less daylight and more darkness.
- HOA Membership Withdrawal Request by Neal Fair – President proposed compensating Neal \$60 for maintenance around the mailbox area. Neal was present for the meeting; his current position is to pursue a graceful exit from the HOA for previously mentioned reasons at the [1/24/26 meeting](#). Treasurer referenced [emails previously sent](#) and that there is no legal pathway to leave the HOA. [more info](#) Neal proposed the board independently amend the CC&Rs to include an exit clause. The board reiterated that Neal would have to individually pursue garnering 75% of the owners to vote at a special meeting with quorum established to approve removal; however, Oregon legislation is not definitive that a 75% homeowner agreement would provide a pathway.

NEW BUSINESS (Owners Welcome to Contribute):

- Homeowner Kathleen Semrad discussed erosion along the creek and action taken by three homeowners; identifying a consultant to help other impacted homeowners. Treasurer offered to send email to homeowners along the creek, and Kathleen will provide the contents for the email.
- New contract obtained from Sisters Fence for 2026-2027 snow removal with no change in price. Contract details to be shared at next board meeting.
- Next Board Meeting is 10/17/2026.

MEETING ADJOURNED 10:49AM
JM motioned, John W seconded and approved

- Owner's meeting called to order at 11:00AM.
- Quorum not established due to 31 ballots in-hand and 87 required.
- Meeting adjourned 11:01AM and second owner's meeting attempt will follow the next board meeting.