



Timber Creek Homeowners Association

***P.O. Box 494
Sisters, Oregon 97759***

**HOA Annual Meeting
Nov. 7, 2009
Sister's Library**

Board Members:

**Bob Lawton, President
Laurie Kimmell, Vice President
Catherine Childress, Secretary
David Asson, Treasurer
Ron Vogeltanz, Director at Large**

Homeowner Attendees:

**Phillip Evans
Jack and Liz Weeks
Carole Vogeltanz
Rick Coufal
Tricia Johnson
Peter Storton**

Bob Lawton called the meeting to order at 10:30 a.m.

Catherine Childress provided proof of meeting notice and established that a quorum was present. Sixty-one lots (52%) were represented either by proxy or in person.

The minutes from the 2008 Annual Meeting were read and approved. Rick Coufal made a motion to approve the minutes with a second from Phillip Evans.

Bob Lawton reported on HOA activities in 2009 and thanked volunteers for their work. He noted that volunteer administration of the HOA reduces the annual assessment for each lot by approximately \$100.

Treasurer's Report:

Ron Vogeltanz reported on behalf of David Asson, Treasurer. We have \$42,428 in the Reserve Fund and \$4,215 in the general account.

Business Items for Annual Meeting:

1. Election of Director: David Asson was nominated by the nominating committee. There being no nominations from the floor, Peter Storton made a motion to close nomination and submit a unanimous ballot for David Asson. The motion was seconded by Rick Coufal. The motion carried.
2. Carry Forward of Excess Funds: Owners approved a motion to carry over excess funds from 2009 to 2010.

3. Change to CC&Rs. The proposal to change the CC&Rs to reduce the quorum for meetings of the Association to 40% did not pass. Seventy-six lots (65%) voted in favor; 27 lots voted against; 16 lots did not vote. Since fewer than 75% of lots voted in favor, the proposal failed.

Rick Coufal made a motion to adjourn with a second from Phillip Evans.

The meeting was adjourned at 11:08 a.m.