

**Timber Creek Homeowners Association  
2016 Annual Meeting Minutes - November 5, 2016  
Sisters City Hall**

**Directors Attending:**

Jim Horsley, President  
Bob Kremers, Vice-President  
John Warnke, Treasurer  
Debbie Bucher, Secretary  
David Asson, Director

**Owners Attending:**

Bob Lawton, Dennis and Julie Mills  
Susan Cobb, Roger VanZyl, Trent Oki,  
Rick Coufal, Laurie Kimmell, Tim Edwards,  
David Douthit, Rich and Janet McConnell,  
Tom and Nancy Reams, Eneke Warnke,  
Jack and Liz Weeks

Jim Horsley called the meeting to order at 10:35 and established a Proof of Meeting Notice and reported that Debbie Bucher had established a quorum by proxy at the Board Meeting earlier. Jim reviewed the meeting agenda and noted it had been approved at the Board Meeting. Copies of last year's Annual Meeting Minutes were made available to the owners. A motion was made/accepted to dispense with the reading of the 2015 Annual Meeting Minutes. A motion was made/approved to accept the Meeting Minutes as submitted. Jim made introductions of the Directors present.

**Treasurer's Report:** John Warnke reported that \$65 from each owner had been collected for the general fund during 2016, totaling just over \$7,000. There are excess funds in the budget due to minimal snow removal last winter. The 2017 budget was submitted and approved at the Board Meeting. John discussed the two components of the 2017 budget: The general fund which is an equal amount for all owners which will remain \$65/year, and the street fund which is assessed only to owners on private streets in Timber Creek. That amount varies depending on the street. Currently, there is approximately \$97,000 accumulated for the street fund, which covers costs for seal coating every four years, with the majority of funds held in anticipation of a full asphalt overlay by the year 2027. Assessments for 2017 will go out the first week of January.

**Secretary's Report:** Debbie Bucher reported on the success of the annual neighborhood picnic which was held in August. Over 50 people, consisting of owners, their friends, renters, and lots of children were in attendance. The face painter and clown who make's balloon hats and accessories were again a huge hit with the children. Jim commented on the notable increase in attendance since holding the picnic in the neighborhood. Debbie also reported that the HOA database has significantly improved with updated contact information for better communication.

**Issues before Owners:**

- a. **Election of Directors.** Jim explained the two upcoming Director positions which were being voted on. The President and Vice-President positions will each begin a new three year term beginning in 2017.
- b. **Motion to carry 2016 budget forward.** A motion was made/approved to carry forward excess funds from 2016 to the 2017 budget.

**Nominating Committee Report:** Bob Lawton reported the two nominees for the upcoming director positions are Susan Cobb and Bob Temple. Brief Bio's were submitted with the ballots and Susan spoke briefly of her background and experience. Bob Temple was unable to attend the meeting. There were no other nominations from the floor.

**Members Vote:** Debbie Bucher announced that Eneke Warnke and Tim Edwards had been selected to assist in the tabulation of ballots and that additional ballots had been distributed.

**Owner's Forum:** There was discussion and clarification of fencing guidelines. It was agreed that the ARC would give a current accounting of fines currently being assessed for violations to the Board. One owner suggested a collection agency. It was also suggested that a "Reserve Study" by a specialist for a Goods and Services Assessment be considered. Jim suggested that be put on the Board Agenda for January. There was an update regarding possible repair/maintenance of the street meridians on Timber Pine Dr. and Creekside, estimated at approximately \$2,000. Debbie Bucher is to obtain a breakdown from GradelLine with a quote for repair of meridian in front of lot 70 as a separate work order along with an overall price, scope of work and timeline for the other meridians. These are for the private streets in Timber Creek.

**Tabulating Committee Report Results:** Debbie Bucher reported the final tabulation of ballots reflected a total of 48 ballots/proxy's submitted, representing close to 60 lots. There were 42 votes for Bob Temple and 41 votes for Susan Cobb. Each will begin a three year term in January.

**Meeting adjourned at 11:30**