

Timber Creek Homeowners Association

PO Box 494 Sisters, OR 97759

ANNUAL OWNERS MEETING MINUTES

Sisters City Hall – November 17, 2018 11:00 A.M.

DIRECTORS ATTENDING:

Susan Cobb President
Terry Anderson Vice President
John Warnke Treasurer
Rich MacConnell Secretary

OTHERS ATTENDING:

Rick Coufal & Laurie Kimmell, John Denahy, Tim Edwards, Duane Fridley, Bob Kremers, Retha Lange, Bob Lawton, Charlene Leep, Dennis & Julie Mills, Dale Payne, Dennis & Janie Regan, Bill & Nancy Renison, Liz Weeks

ESTABLISHMENT OF A QUORUM:

- Meeting called to order by the President at 11:00 a.m. The total of proxies received and members in attendance is 48, greater than the 44 minimum needed for a quorum.

APPROVAL MINUTES OF 2017 ANNUAL MEETING:

- A motion was made (B Lawton)/seconded (J Denahy) to dispense with the reading of these minutes.
- A motion was made (J Denahy)/seconded (B Lawton) to approve these minutes. Approved by voice vote.

TREASURER'S REPORT:

- Assessments: John reported the action of the Board to reduce the general assessment from \$65 to \$55 per year. Road assessments remain unchanged and fund current and future expenses for road maintenance. The biggest of these is an expected repaving for >\$100k in the 2027-28 timeframe. An anticipated assessment increase has largely been offset by market-rate interest that our CDs are earning. The road fund is currently at \$106k. Question from the floor (L Kimmell) about having a reserve study done by a specialist. The Board will look into it further.

ISSUES BEFORE THE OWNERS:

- Director: Three-year term beginning in January 2019.
- Funds: Carry-forward of excess funds from 2018 to 2019.

NOMINATIONS FROM THE FLOOR:

- Laurie Kimmel's name was submitted as a write-in on a proxy form. There were no additional nominations from the floor.

OWNERS VOTE: Written ballots provided by those in attendance who had not designated proxies. Liz Weeks and John Denahy assisted the Secretary in tallying the votes.

OWNERS FORUM:

- CC&Rs: Question from the floor (L Kimmell) regarding the election of the members of the ARC. Susan will address this with her in the future.

- Compliance: Question from the floor (J Horsley) regarding vacation rentals. Suggested the Board enforce the notification process (names, contact info., etc.) for short-term rentals per August 17, 2007 resolution.

SECRETARY'S REPORT:

- Director: Jim Berdahl - 37 votes; Laurie Kimmell - 1 vote.
- Funds: Yes - 37 votes; no - 1 vote.

MEETING ADJOURNED AT 11:34 A.M.