

# Timber Creek Homeowners Association

PO Box 494 Sisters, OR 97759

## ANNUAL OWNERS MEETING MINUTES

November 6, 2021 11:00 A.M. via Zoom

### DIRECTORS ATTENDING:

John Warnke      Treasurer  
Rich MacConnell      Secretary  
Chuck Roberts      Director-at-Large

### OTHERS ATTENDING:

Deb Black, Abhi Chaudhuri & Laura Leis, Julia  
Dougan, Amy Guthrie, Retha Lange, Gloria Lutz, Janet  
MacConnell, Doug & Jennifer Maines, Patti & Ray  
Martinez, Kay & Dale Payne

### PROOF OF MEETING NOTICE:

- Proxy forms were mailed in advance of the 10-day minimum advance notice requirements of the Bylaws. The meeting notice was sent on Oct. 30.

### CALL TO ORDER AND ESTABLISHMENT OF A QUORUM:

- The Secretary called the meeting to order at about 11:01 a.m.
- 48 proxies had been received at the time of the meeting. In addition, three owners were present who had not submitted a proxy, giving a total of 51 properties represented. A minimum of 44 (37.5% of 116 properties) is needed to establish a quorum. Therefore, a quorum was established.

### APPROVAL OF AGENDA AND MINUTES:

- A motion was made (JW)/seconded (CR) to approve the Meeting Agenda.
- A motion was made (JW)/seconded (CR) to approve the Minutes from the Nov. 19, 2019 meeting (there was no meeting in 2020).

### FINANCIAL REPORT:

- Refer to the minutes of the Board meeting conducted earlier this date.

### NEW BUSINESS:

- Nominations from owners for the Director position: None.
- Election of Director: Proxies submitted for the Oct. 16 meeting were carried forward to this meeting. The Secretary reported that Abhi Chaudhuri received 40 votes and there were no write-ins, so Abhi is elected to the position of Director.
- Proposal to carry-forward excess funds to 2022: The Secretary reported there were 40 votes "Yes" and 0 votes "No", so the proposal is approved. Deb Black volunteered to assist the Secretary in validating the vote tally.
- Campers, trailers and RVs: Vehicles cannot be parked in one place on the streets more than 72 hours in accordance with our 2018 resolution (2018\_Parking\_Rules.pdf on the website). Deb noted that vehicles should not park on the sidewalks. These reminders can be included in the next newsletter.

## **OWNERS FORUM:**

- An expression of thanks for the work Board does from Deb and Gloria. The Board appreciates that recognition.
- Julia asked if the Roaring Springs neighborhood contributes to the road maintenance fund. John answered that they do not as they are on S Timber Creek Dr which is a City street. She also asked that the Board consider impacts on others when rules and regulations (i.e. parking) are adopted.
- Gloria noted that limiting parking to north side of the eastern part of E Timber Pine Dr means that houses (existing and new) could have a view of vehicles parked in front of those houses.
- Doug reminded all that we are not to feed the deer and that discarding pumpkins where they are accessible is a problem. He also noted that a cougar killed a deer behind his house last Spring and has noticed a couple of injured deer in the area recently. He emphasized the need to not encourage deer to congregate in our neighborhood.
- Charlene said she has had deer come up on her porch, so having pumpkins outside is not a good idea. New owners should be made aware of this in a future newsletter.
- Chuck asked whether the issue with bright Christmas decoration had been resolved. John answered it has not. A certified letter was send to the owners, but was returned undelivered by the Post Office. The City did not follow through with the owners last year as they had indicated they would. Reminders about the requirements of the City's Dark Skies ordinance would appropriate topic for the next newsletter.

**MEETING ADJOURNED AT 11:27 A.M.**