

Timber Creek Homeowners Association

PO Box 494 Sisters, OR 97759

BOARD MEETING MINUTES

March 2, 2024 10:00 A.M. via Zoom

DIRECTORS ATTENDING:

Debbie Bucher	President
Rich Vice	Vice-President
John Warnke	Treasurer
Rich MacConnell	Secretary
Deb Black	Director-at-Large

OTHERS ATTENDING:

Bruce Allan, Retha Lange, Charlene Leep,
Gloria Lutz, Jennifer Maines, Kay Payne,
Roger VanZyl, Barry Wetmore

BOARD ADMIN & REPORTS:

- Meeting called to order by the President at 9:59 a.m. A quorum was established.
- A motion was made (RM)/seconded (JW)/approved to accept the Meeting Agenda.
- A motion was made (RM)/seconded (DBu)/approved to accept the Minutes from the December 30, 2023 meeting as submitted.
- President: Debbie noted that the City of Sisters now has a Code Compliance Officer. His name is Jacob Smith. He confirmed that the City may be able to help us in dealing with compliance issues. Debbie also thanked John and Rich M for all the work they do for the HOA.
- Vice-President: Rich V thanked the Board for support he received during his recent illness.
- Secretary: Rich reported no sales since the last meeting. The only correspondence was an e-mail to an owner reminding him to clear the sidewalk in front of his property of snow.
- Treasurer: John presented the financial statements. He reviewed the Treasuries that have been purchased. Tax returns for 2023 have been prepared and will be filed. The Feds tax our passive (interest) income at 30%, so we owe \$1500+ to the IRS and OR. Seven assessments remain unpaid, two of which are deceased owners. John will follow up on the remaining ones. Invoices for the February snow removal have not been received to date.
- Director-at-Large: Deb had nothing to report.

COMMITTEE REPORTS:

- Compliance: Rich V reported no resolution on the property with stored junk (tires, etc.).
- ARC: John had nothing to report. Winter is generally a quiet time.
- Tree Working Group: Deb spoke with J Danahy this morning. He reports that of the eight at-risk trees, two have been deemed to be non-dangerous, three have been taken down (one of these is in the alley for which the HOA will pay for) and three remain. Rich's tree is scheduled to be removed in May.
- Snow Removal: Rich V reported that communications with the contractor has been good. We have one instance where gravel was scattered by the plow. That will be dealt with when the snow is gone.

CONTINUING BUSINESS:

- Open ARC and Committee Positions: Debbie asked Rich M and John if they will be staying on after the end of the year. Rich hasn't thought about it and John will remain as Treasurer, but not on the ARC. Debbie would like have a meeting in May to discuss roles.
- Fine Schedule Updates: John reviewed the proposed fine revisions. Debbie moved to return to the original schedule of \$25 plus \$10/day for minor non-compliances (item 2). Seconded by Rich V. **John will tidy the proposal up for review by the Board and presentation at the next meeting.** Rich noted that items 3 (deer) and 4 (trees) are also covered by City ordinance.
- Tree in and Paving of the Alley: Tree is down as noted above. Repaving will cost \$46k. We need to develop as proposal to present to the impacted owners. **Debbie and John will develop a feedback form.** Debbie suggested that one of the owners be enlisted to help.
- Signs on E Creek View: Sign has been purchased and needs to be installed. John will talk to **Randy** (contractor) about the work.
- Street Improvement Proposals: Combined with the discussion on swales.
- Compliance Resolution Guidelines: Deferred to the next meeting.
- Swales Reconditioning Proposals: Deferred to the next meeting. **Rich V will talk with Jared and John will speak with his Corvallis contact.**

NEW BUSINESS:

- Calendar For 2024: Rich M has a draft prepared. Debbie suggested June 1 for our next meeting. She will check with L Weeks for scheduling.
- Traffic Circle Construction Impact: Jennifer has been in touch with Paul Bretagna (City Public Works Director). Paul expects traffic impacts to the neighborhood to be minimal. She reviewed the plans to reroute traffic during construction of the traffic circle (aka roundabout). She noted that there is an open-house next Monday and is willing take questions/concerns to the meeting.

OWNERS FORUM:

- No comments.

MEETING ADJOURNED AT 11:07 A.M.