

# Timber Creek Homeowners Association

PO Box 494 Sisters, OR 97759

## BOARD MEETING MINUTES

June 15, 2024 10:00 A.M. via Zoom

### DIRECTORS ATTENDING:

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

### OTHERS ATTENDING:

Julia Dougan, Robert Gunn, Marlene Hedgecock,  
Retha Lange, Charlene Leep, Gloria Lutz, JoAn  
Mann, Loren Mehlbrech, Dennis & Mary Jane Regan,  
Eneke Warnke, Matt & Courtney Webb, Barry  
Wetmore, Debbie Wong

### BOARD ADMIN & REPORTS:

- Meeting called to order by the President at 10:08 a.m. A quorum was established.
- A motion was made (DB)/seconded (JW)/approved to accept the Meeting Agenda.
- A motion was made (JW)/seconded (DB)/approved to accept the Minutes from the Mar 2, 2024 meeting with the correction of the date to 2024.
- President: Debbie had nothing to report.
- Vice-President: Rich V reported that our plowing contractor will probably not be removing snow this coming season, but has offered to provide us with new candidates.
- Secretary: Rich M reported one sale since the last meeting (during his vacation). **John will provide details later.** Going through the Owners List to make sure it is up to date. No correspondence since the last meeting.
- Treasurer: John presented the financial statements. Assessment payments are outstanding for two owners. Snow removal was above budget.
- Directors-at-Large: No report from Deb.

### COMMITTEE REPORTS:

- Compliance: Debbie reported progress on the properties she's been working on.
- ARC: John reported that two projects are complete and one is outstanding.
- Tree Working Group: Deb read text from J Danahy. Lot 73 tree deemed not hazardous by arborist. Two trees (Lots 54-5 and 51) are still standing. Owners have been previously contacted.

### CONTINUING BUSINESS:

- Open Board, ARC and Committee Positions: We should reach out to Abhi Chaudhuri and Jennifer Maines about positions on the Board.
- Fine Schedule Update: John presented his proposed revision that eliminates the maximum fines. Debbie moved/Rich M seconded to have **John incorporate suggested text changes and send out to the Board** by e-mail for approval.
- Trees In and Paving of the Alley: **Debbie will talk with K&D Morrell about heading a committee** to meet with owners along the alley to discuss the paving proposal. **D Wong is willing to participate.**
- Signs of E Creek View: The signs have been installed. We have paint to refurbish the MPH markings on E Timber Pine. **John will figure out how to do that.** The markings on

the speed humps need attention as well. Purchase of the material has previously been approved.

- Street Improvements and Swale Reconditioning: Three inches is the maximum recommended depth of material removal. John will send out requests for bid to several landscaping contractors. We may be able to partner with the City to do the public streets (which the City would pay for) at the same.
- Compliance Resolution Guidelines: This is complete.
- Calendar for 2024: Annual picnic is scheduled for Saturday, September 14. The backup date for the Owners Meeting is October 19th. Rich will update the calendar and sent it out to the Board.
- Traffic Circle Construction: Proceeding well. No report from J Maines.

#### **NEW BUSINESS:**

- Lot 77 Front Door: Denial of the Initial request to repaint the door by the ARC is being appealed to the Board by the owner. She presented photos of other doors nearby that are done in a similar manner to what she is requesting. John presented the ARC's rationale for the denial as being non-compliant with the Building Guidelines. Rich M and John said they would abstain from a vote. No action was taken.
- Lot 62 Status: The house has been cleared out and Debbie guesses that it will go on the market in the next month.
- Dog Problems: The Board has received a number of complaints about dog waste in the vacant lots. Debbie will write a reminder email to go out the owners; John will send it.
- Annual Picnic: Discussed above.
- Lot Upkeep on Timber Pine Place: On-going compliance work.
- Planning Commission Meeting on Short-Term Rental Proposal: Rich M mentioned that the City will be holding a public discussion on this proposal at City Hall and via Zoom on Thursday, June 20 at 5:30PM. This will be discussed at our next meeting.

#### **OWNERS FORUM:**

- Matt Webb asked why there are Habitat homes in the neighborhood. John provided the historical background. With regard to compliance issues, Habitat has told Debbie that they have no responsibility. Matt agreed to meet with Debbie to discuss ideas on how to approach the problem yards. Rich M would like to discuss this with Debbie as well.

**MEETING ADJOURNED AT 11:51 A.M.**