

Timber Creek Home Owner's Association

Sisters, OR 97759

BOARD MEETING MINUTES

October 19, 2024 10:00 a.m. via Zoom

DIRECTORS ATTENDING:

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

OTHERS ATTENDING:

Orasa & Loren Mehlbrech, Jack Walker, Diane & Kenny Morrell, Retha Lange & Char Leep, Jennifer Maines, Janet MacConnell, Steve & Susan Horning, Dennis Regan, Sarah Halfman, Ruthanne Rhoads, Joel Hill, Kay & Dale Payne, Debi Wong, Barry Wetmore, Eneke Warnke, Kathy Semrad, Michael Groff, Rich Carville, Keith Nuthall

BOARD ADMIN & REPORTS:

- Meeting called to order by the President at 10:00 a.m. A quorum was established
- It was acknowledged that the updated Meeting Agenda was not uploaded to the website, but the board agreed they all had the updated Agenda from the email and approved it going forward.
- A motion was made (DB) and seconded (JW) to approve Minutes from 9/14/24
- President: Debbie reported she and Matt met with Rich for training and re-distribution of the various secretarial duties among the three of them. She noted that the minimum proxy's required for the Annual Homeowners Meeting of 44 had been reached. She welcomed three new owners to the neighborhood.
- Vice-President: Matt deferred his update to Committee Reports
- Secretary: Rich mentioned concerns for protocol to ensure accuracy of HOA data during the transitioning of many secretarial duties. **D. Bucher commented on need for scheduling a planning meeting before year's end for clarification of Board responsibilities,**
- Director: Deb Black reported there wasn't much interest at the last meeting regarding the Firewise presentation available to HOA's through the Sisters-Camp Sherman Fire District, but can be revisited in the Spring when there may be more interest.
- Treasurer: John reported only one outstanding invoice for 2024 annual dues. Operating expenses, nothing out of the ordinary. None of the \$6,000 to refresh the swales has been spent. Explanation – during covid there hadn't been any picnics and very few expenses, so there was extra money and the Board decided to set aside for neighborhood beautification and refurbish the swales on E. Timber Pine & Creekview. The Board approved a deficit going into 2024, but is part of the plan. **Street fund;** The interest income this year was \$2,100 from US Treasuries of which there are four, with one maturing each year. There is a total of \$130,000 of road funds invested in US Treasuries. One for \$35,000 matures in January of 2025 which would give access to funds if needed for the alley repair. He noted it may be more cost

effective to address swales on both E. Timber Pine and Creekside than two separate projects. Maybe do swales in one shot instead of twice. Because we have not spent money on the swales, or insurance or snow removal for 2024, we are right on track with our budget.

- **COMMITTEE REPORTS:**

- ARC: Currently no outstanding ARC reviews. Deb Black reminded the Board the painting of front doors has yet to be resolved. Robert Gunn had great wording for a proposal going forward. **D. Bucher will get the wording, and present at Dec. Board meeting for approval.**

- Alley Paving: Diane Morrell reported that she and Debbie Bucher, created an inquiry letter that was sent to the 37 owners on the alley via email. The purpose was to get input regarding icy areas, cracking, roots/ bumps, straightening out and repaving the alley. What level of interest there was, and if so – would sooner than later be important and preferred payment Options - i.e. lump sum or over nine years. There were 20 responses received. Nine preferred a one-time assessment, two preferred payments over 9 years, five responded with flat out “No’s” and two were “No’s”, but if done preferred to pay over time. One owner said they would go along with whatever was decided. A couple of people were disgruntled due to minimal info. Debbie clarified the severity of the problem is on the west end of the alley from the Horsley’s home to the end. Diane noted behind Jim Horsley’s is a skating rink in the winter. John explained this is at least partially due to their raised garden beds approved by the ARC years ago, which now traps the water & builds a dam. Total funds collected thus far for private road repaving is \$135,000 and is scheduled for 2032. The funds are on track for re-paving, which is a layer of asphalt over what is there but does not include funds for road upgrade (digging out, uprooting and leveling). The original estimate for the alley repair and repaving down to Rope Street was approximately \$60,000. Based on the ratio of the alley sq. footage as a percentage of the total sq. footage of all private streets, (77,933 sq. ft.) there is approx. \$21,000 of the total road funds that could be allocated to the alley project. If done now, it wouldn’t need to be re-paved in 2032. The question was raised if a bid for just the troubled section on the West end could be evaluated and continue with a plan for repair & paving of just the West end. John noted most excavation contractors don’t repave. Our bid from Tri-County can excavate and pave. Kenny and Diane Morrell agreed to get an updated bid from Tri-County on just the West end and get specific measurements from Horsely’s property to end of alley. An overlay on the East end might make sense just because equipment would be there. **An updated bid will be reviewed at the December meeting in addition to discussion of whether transferring funds set aside for swales, might be better spent on the alley project.** John clarified there is not a shortfall for repaving the private streets in 2032.

- Snow Removal: Matt reported Jared, of Clear Path is now working for the State and no longer available. He is looking into other options, preferably in Sisters, Sisters Fence Co. being a possibility. Average cost has been \$425 per push and he will work to get the HOA under contract by end of November. It’s already in budgeted so does not need Board approval.

- **CONTINUING BUSINESS:**

- Dead Tree: Debbie Bucher received a bid from Four Brothers Tree Service in the amount of \$900 which includes stump grinding, for the removal of the tree located at 952 E. Timber Pine. It was determined this tree is on public ground and the responsibility of the HOA. John moved to accept the bid and authorize removal. Rich 2nd the motion – all were in favor.
- Speed humps on S. Timber Pine Place: D. Bucher had received a request from numerous residents on S. Timber Pine regarding concerns of speeding on the street. John received a bid from Tri-County Paving of \$1,450 per hump. Debbie gave the names of over 12 people wanting humps installed on their street. It was determined funds could be taken from the HOA general fund. D. Bucher made a motion for two speed humps (the same size as E. Timber Pine) be installed as soon as possible on S. Timber Pine Pl. John W. seconded the motion and all approved. Location to be determined prior to contacting Tri-County Paving. **D. Bucher will work with residents ahead of time to determine locations.**

- **NEW BUSINESS:**

- Owners Fine Update: John gave an update of the revised Fine Schedule which has been modified to a maximum monthly amount of \$100. **John will email the modification for review, which will be voted on at the December meeting.**
- Review Proposed Changes to Yard Sign Restrictions: Earlier in the month, an owner emailed the Board re: allowance of political signs in yards. In the past, CC&R **3.18** had been used to restrict signage in the HOA including political signs. Debbie Bucher addressed her concern over the vagueness of 3.18 which she interprets to be directed specifically to builder signs during construction and Realtor For Sale/Rent signs. Political signs are for a brief period of time every four years and an important part of our Constitutional Freedom of Speech. After an open discussion, it was agreed that the HOA should align its position on political signs with that of the City of Sisters, which states in part: The sign shall only be located on private property, shall not be illuminated, shall not be located in a manner to cause any traffic or pedestrian safety issues, shall not be installed more than 60 days prior to the election and removed within 3 days after. See City of Sisters website/Election Signage for complete guidelines: www.ci.sisters.or.us . John suggested the HOA adopt the City Regulations, as they are clear and easier to enforce. Deb Black moved to adopt the City Election Signage Guidelines; Matt seconded the motion. It was unanimously agreed by the Board.

OWNERS FORUM; Due to the Annual Owners meeting immediately following the Board Meeting, D. Bucher moved to adjourn the meeting. Deb Black seconded and all in favor.

MEETING ADJOURNED AT 11:04 A.M,