

TIMBER CREEK HOMEOWNER'S ASSOCIATION

P. O. BOX 494 - SISTERS, OREGON 97759

BOARD MEETING MINUTES

December 28, 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, Gloria Lutz, Sevilla Rhoads, Neil Fair, Joel Hill

BOARD ADMIN & REPORTS:

- Meeting was called to order by the President at 10:00 a.m. A quorum was established
- A motion was made (RM), seconded (DB), and approved to accept the Meeting Agenda
- A motion was made (JW), seconded (RM), and approved of the Minutes from 10/19/24
- President: Debbie updated the Board that the tree removal on E. Timber Pine had been removed and that Tri-County Paving will install the two speed humps on S. Timber Pine in the Spring of 2025. The alley pavement improvement is temporarily on hold and will be resumed at a later date. Debbie also thanked Deb Black for her service on the Board which will end 12/31/24.
- Vice President: Matt reported that a contract with Sisters Fence Co. for snow removal had been signed and a walk through of the neighborhood had taken place.
- Secretary: Rich had no agenda items to report
- Director: Deb Black reported on the verbiage for updating the requirements for painting or staining of front doors in the Building Guidelines. One minor change was made and a motion was made (DB), seconded (JW), and approved by the Board to update the guidelines for painting or staining of front doors to read as follows: **“The front door must be Craftsman style and can be stained or painted. The stain or paint color must be complimentary to the body and trim colors. Any change to the color or stain also requires an application and approval from the ARC”**.

Treasurer: John gave a review of the 2024 Operating and Street Maintenance Budget and Actual expenses for the past three years as a basis for the 2025 Budget to be approved. The HOA currently has \$131,942 in its Street Fund and \$21,725 in the general bank account. The HOA is on track for necessary funds for paving the private streets and alley in 2032. It was noted that the allocation of \$2,900 for installation of speed humps to be installed on S. Timber Pine this Spring, was missing from the 2025 budget. With that exception, a motion was made (DB), seconded (MW) and approved by the Board to accept the 2025 budget as submitted. One of the three Treasuries in the amount of

\$35,000 will mature in January, 2025. John will email the Board at that time to determine what type/length Treasury would be best for reinvesting considering our need to spend road funds in the next couple of years. John proposed opening a second checking account at First Interstate Bank to be used for road funds. This will simplify our accounting because we can then link the new road checking account for the purchase of US Treasuries. He also proposed that we close our existing savings account at First Interstate Bank. The new checking account will take its place. In 2024 we received less than \$1.00 of interest on our savings account. A motion was made (DB), seconded (DBlack) and approved, to open a new roads checking account and to close the savings account.

An in-depth review of the HOA's Road Fund allocation of revenue and expenses through the year 2032 was also presented. Owner's are welcome to reach out to John for greater detail or explanation of this report.

COMMITTEE REPORTS:

- ARC: Currently no outstanding ARC reviews.

CONTINUING BUSINESS:

- Owners Fine Update: John gave an update of the proposed/revised Fine Schedule which has been modified to a maximum monthly amount of \$100. A motion was made (RM), seconded (MW) and approved by the Board to accept the revised Fine Schedule as submitted. John will modify the document to be uploaded to the HOA Website.

NEW BUSINESS:

- Next Meeting: The next Board Meeting will be 1/25/25, via Zoom at 10:00 a.m. at which time future Board Meetings for the year and Annual Homeowners Meeting will be scheduled.

OWNERS FORUM: There were no questions or comments from attending owners

MEETING ADJOURNED AT 11:00 A.M.