

**Timber Creek Home Owners
Board of Directors Meeting July 26, 2009
Sisters Library**

Board Attendees:

Bob Lawton
David Asson
Ron Vogeltanz
Laurie Kimmel

Owner Attendees:

Rick Coufal
Laurie Kimmel
Dave Childress
Bob Read
Jean Read
Carolyn Asson

President Bob Lawton called the meeting to order at 10:05 AM.

Motion to approve agenda with changing “appointment of director” to first order of business: Moved (Ron V), Second (David A), Motion Carried.

Motion to approve June 21 Board Minutes: Moved (David A), Second (Ron V), Motion Carried.

Motion to appoint Laurie Kimmel to the Board: Moved (David A), Second (Ron V), Motion Carried.

Reports:

David Asson reported that he notified the Oregon Secretary of State of the address change for TC HOA; He also set himself up as the “Registered Agent”.

Ron Vogeltanz reported that he will send an address change to all the Title Companies and Deschutes County Clerk including a list of all past due assessments. The Title Companies verify HOA addresses each Jan.

Bob Lawton is investigating different insurance companies and obtaining comparison rates for the coming year.

Bob made a motion to enter into a “Collection Agreement” at a one time cost of \$250 with Vial Fortheringham law firm. Motion died for lack of a second.

Old Business

The motion for “Resolution on Satellite Antennas” was on the floor from the last meeting. Hearing no complaints the motion was passed. (Copy of Resolution attached).

New Business

Motion that the board review and approve all expenditures prior to payment Moved (David A), Second (Laurie K), Motion Carried.

Motion to approve \$344 submitted expenditures (Website, Mailings, PO Box Rental): Moved (David A), Second (Laurie K), Motion Carried.

Motion to move \$8,000 into the Reserve Fund: Moved (Ron V), Second (Laurie K), Motion Carried.

Board members discussed a list of “To Do” items and made assignments.

Owner Forum:

On behalf of the Board, Bob Lawton thanked those owners and non-owners who have stepped up to keep the Timber Creek area clean and yards maintained.

Complaints were voiced about lack of yard care to Forbes Carriage House. Concern was also voiced about the dead trees and construction done without ARC review. Ron V will look into city ordinance regarding dead trees on private property and also talk to the Forestry Dept about removing beetle infested trees.

Next board meeting will be held Aug 30, 10 AM to 12 Noon at the Sisters Library.

M/S/C to adjourn at 11:40AM.

Submitted by Ron Vogeltanz, Secretary.

Timber Creek Homeowners Association
Board Resolution
July 26, 2008

WHEREAS, the Board of the Timber Creek Homeowners Association is empowered to enact rules to enhance property values and promote a high quality of life in the community according to Article 4.2 of the Bylaws, and

WHEREAS Article 3.12 of the Covenants, Conditions and Restrictions for the Timber Creek Homeowners Association allows the installation of satellite dish antennae, and

WHEREAS Article 4.1 of the Covenants, Conditions and Restrictions for the Timber Creek Homeowners Association requires that no Improvement shall be erected, placed, altered, maintained, or permitted until final plans and specifications have been submitted to and approved in writing by the Architectural Review Committee, and

WHEREAS some owners have installed satellite dish antennae without prior approval by the Architectural Review Committee, and

WHEREAS, there is a need for specific rules regulating the installation of satellite dish, and

WHEREAS, it is the intent that the following rules shall be applicable to all Owners and Tenants in Timber Creek, and that these rules shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED THAT the attached "Rules for Satellite Dish Antennae" dated July 26, 2008, is hereby adopted by the Board of Directors.

NOW, BE IT FURTHER RESOLVED THAT a copy of this resolution and the Rules for Satellite Dish Antennae shall promptly be mailed to all Owners.

Timber Creek Homeowners Association
Rules for Satellite Dish Antennae
July 26, 2008

Article 3.12 of the Covenants, Conditions and Restrictions for the Timber Creek Homeowners Association provides that except for an 18" satellite dish of dark color, no outside radio antenna, television antenna or satellite dish may be installed.

The installation of a satellite dish to the exterior of a home is an improvement which requires written approval by the Architectural Review Committee.

Where feasible, the satellite dish must be installed in a location where it is not readily visible from the street.