

# Timber Creek Neighborhood News

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## **2007 Annual Owner Meeting...**

20 people, in addition to board members, were present when the 2007 annual owner meeting was called to order at the Best Western Ponderosa on Saturday, November 17. The meeting was quickly adjourned and rescheduled, when it was determined that a quorum was not present. 60% of owners were represented, either in person or by proxy. The CC&Rs of the HOA require 75% of owners to be represented in person or by proxy for a meeting to be official. Those present on November 17 held an informational meeting and discussed affairs of the association, followed by a social hour.

The rescheduled 2007 annual meeting will be held on Saturday, January 19, 2008, at 2:00 pm at the Best Western Ponderosa Lodge. Oregon law provides that if no quorum was achieved at the original meeting, the quorum requirement is reduced to 50% of the requirement, or 20% of owners, whichever is greater. For the rescheduled Timber Creek meeting to occur, 37.5% (or 40 owners) must be represented in person or by proxy.

The HOA will mail meeting announcements to all owners, along with a ballot and proxy. Previously executed proxies and ballots are valid for the rescheduled meeting, unless the owner submits a revised ballot/proxy, or attends the meeting in person.

## **November 17 Board Meeting Notes...**

The Timber Creek HOA Board met on November 17 at the Ponderosa.

In addition to receiving the routine reports, the Board took the following actions:

- Approved the operating budget for 2008. Next year's operating budget is \$7.00 lower than 2007.
- Approved the reserve study for 2008. The reserve budget for 2008 will be about \$2,000 more than 2007, reflecting a significant increase in the cost of asphalt.
- Approved the transfer of funds to fully fund the reserve account for 2007.
- Discussed the schedule for 2008 board meetings. The board will meet on January 19, April 19, July 19, October 18, and November 22, 2008. The 2008 annual meeting will be on Saturday, November 22.

## **Association Manager...**

On October 1, Northwest Association Management (NWAM) assumed management responsibility for the Timber Creek Homeowners Association. The Association Manager, under the direction of the Board, manages the association, collects dues, arranges for services, such as snow removal and maintenance of common areas, and enforces compliance with rules and regulations. NWAM has an office in Bend and provides management services for 15 other associations, including Aspen Lakes and Eagle Crest. NWAM conducts weekly inspections of the Timber Creek neighborhood to ensure owners and tenants adhere to neighborhood rules and regulations. Jim Prehoda is NWAM president and can be reached at 541-617-3863.

### **Board Openings...**

There are four candidates for two HOA board openings at the end of 2007, as Liz Weeks and Ron Vogeltanz will complete their terms of service. Election will be on January 19 at the annual meeting. Those elected will serve three year terms. Nominees include:

- David Asson, a retired CPA and financial officer, and wife Carolyn moved to Timber Creek in 2006. David enjoys writing and shop projects.
- JoAnn James, who moved to Timber Creek from Corvallis this past summer. JoAnn retired after 27 years working in district, city and country government.
- Ron Vogeltanz, a current board member, worked for a large corporation for 25 years in finance, production management, and strategic planning. Ron and his wife Carole have lived in Timber Creek for a year and a half.

Liz Weeks, current HOA treasurer, was nominated, but has decided to not seek reelection

Owners who did not fill out a ballot in November, or who wish to change their vote can do so in person at the January 19 meeting, or by written ballot, which will be enclosed with the meeting notice to be sent by mail.

### **CC&Rs and Bylaws...**

On the agenda for the annual owners meeting is the approval of proposed changes to the CC&Rs and Bylaws of the HOA. Changes to the CC&Rs and Bylaws require approval by 75% of owners.

The proposed changes address the definition of a quorum (the number of owners necessary to make a meeting official), rental of living units, guidelines for fencing, and numerous changes to bring the documents in line with Oregon law. Last month, the HOA mailed copies of the proposed documents to owners along with the first notice of the annual meeting. Copies are also available from any board member or the Association Manager.

### **Let it Snow!!!**

The first snowfall is just around the corner. The HOA has contracted with Mark Miller to plow private streets and alleys. Mark is a Timber Creek resident and has contracts to plow several businesses and neighborhoods in the Sisters area. Mark's instructions are to clear the snow from roadways and the alleys. Owners are responsible to clear snow from walkways and sidewalks and their own driveways. Mark will do his best to minimize snow left at the end of driveways, but there will be some. In the event of a big snowfall, the HOA has arranged with a local contractor to use a front end loader to remove snow which Mark is unable to push out of the way. For questions regarding snow plowing, contact Northwest Association Management at 541-617-3863.

--- Bob Lawton