

Park At Timberhill Owners Association
Minutes of the Board of Directors Meeting
August 29, 2005

Call to Order

Acting as facilitator, Brian Egan called the meeting to order at 7:10 p.m. at the Egan residence, 2812 NW Silktassel Drive.

Attendees: Board members: Fred Bruck, Brian Egan, Rosemarie Hubley, Todd Lewis and Curtis Wright. Owners/Guests: None.

Open Forum (One-half hour maximum allocated time for owners/residents to address the Board on matters not on the agenda.)

None.

Approval of Prior Meeting's Minutes

None.

Treasurer's Report

None.

Committee Reports

None.

Board Actions

1. The Board established the third Monday of each month as its regular meeting time, at least for the balance of 2005. Todd volunteered the use of the conference room at his Kings Crossing building (2211 NW Professional Drive - corner of Walnut Avenue and Kings Blvd.) as the regular meeting place. The meeting schedule is:

Monday, September 19, 7:00 p.m.

Monday, October 17, 7:00 p.m.

Monday, November 21, 7:00 p.m.

2. The Board set Monday, December 19, 7:00 p.m. as the date and time for the 2005 Annual meeting of the Park At Timberhill Owners Association (PATOA). This meeting will also be held in the Kings Crossing building. The most significant item on the agenda will be the proposed 2006 budget.

3. The Board unanimously elected officers for PATOA, in accordance with Article 5 of the Association's bylaws:

President, Todd Lewis
Secretary, Curtis Wright
Treasurer, Fred Bruck

4. The Board directed its Secretary to inform all PATOA members of the election of officers and the schedule for Board meetings and the Annual meeting, advising them that all meetings are open to the membership, and encouraging them to attend. Rosemarie informed the Board that the ad hoc Women of the Park At Timberhill group was putting together a community picnic, scheduled for Saturday, September 17, 3:00 p.m. at the neighborhood park. Legend Homes has donated \$250 for expenses. Julee Conway is planning to distribute a flyer to all the residents. The Board agreed it would be a good idea to "piggyback" its information with this picnic flyer.

5. To further enhance communication with the membership, Brian recommended that a Web site be created for PATOA and he volunteered to be Webmaster for it. The site will be hosted at www.claritycorvallis.com/park. The Board unanimously agreed, thanking him for his offer.

6. The Board discussed the relationship with Northwest Community Management. Its Treasurer was directed to seek a detailed accounting for NWCM's charges YTD. Brian recommended we have DLS Associates, a community management firm with which he is familiar, attend the Board's September meeting, and put together a proposal. Curt recommended that we also ask NWCM for a formal proposal for 2006, while being mindful of the 60-day termination clause in the current contract with them. The Board concurred with both recommendations. Brian will contact DLS Associates. Todd will contact NWCM.

7. The Board discussed the landscaping contract with Stutzman Services. Landscaping maintenance is the Association's single largest expense. It was agreed that - while there was no dissatisfaction with Stutzman's service or any sense that their charges may not be reasonable - it would be prudent for the Board to look at alternative suppliers. Rosemarie volunteered to contact

Trillium and Cedar Crest landscaping services and solicit proposals from them for review at our October Board meeting.

8. Sitting as the Architectural Review Committee (ARC), the Board considered two applications that had been in process just before the turnover meeting. While the previous ARC had made its decisions, they deferred them to review by the new ARC.

A. In the matter of Lot 24, Wright application to install a Rubbermaid shed against the southeast corner of his house, the ARC concurred 4-0 with the prior ARC's approval. Wright abstained from the vote.

B. In the matter of Lot 37, Bowey application for landscaping and construction, the ARC concurred 5-0 with the prior ARC's partial approval, with conditions. The Secretary was directed to draft a letter to the applicant, outlining the requirement to provide written assurance that (a) no grading, earth movement or construction will encroach upon the common area, and that (b) drainage will not be concentrated onto adjacent lots or the common area or change the flow into existing drainage channels. Further, the applicant is to be reminded that no work on the next phase of their plan can take place until such time as they have received written approval from the ARC in accordance with Article 7 of the CC&Rs. Upon approval of the draft by the ARC, the letter will be sent to the applicant.

The ARC also noted a need to seek additional members and/or review assistance with professional qualifications in architecture, engineering, landscaping.

Adjourn

There being no further business before the Board, Todd adjourned the meeting at 8:40 p.m.

Submitted on September 1, 2005 by

Curtis Wright
Secretary