

Park at Timberhill Owners Association
Minutes of the Board of Directors Meeting
December 19, 2005

Call to Order

President Todd Lewis called the meeting to order at 8:30pm.

Attendees: Board members: Fred Bruck, Brian B. Egan, Rosemarie Hubley, and Todd Lewis (absent: Curt Wright, proxy to Fred Bruck). Property Manager: Dave Stubbs, DLS Associates. Owners/guests: Dave Porter, Tim Hubley.

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

No topics were raised or discussed.

Approval of Prior Meeting's Minutes

A motion made by Brian B. Egan to approve the minutes of the last meeting as distributed, and was seconded by Todd Lewis. Approved unanimously by the Board.

Treasurer's Report

PATOA is solvent and accounts balance. We currently have a surplus of cash, but this should be consumed by outstanding December bills.

New Financial Business

Dave Stubbs reported that Northwest Community Management failed to collect transfer fees for ten home sales during 2005. DLS Associates will bill NWCM for the uncollected fees; should they fail to pay, at the January meeting we will consider pursuing the issue with the associated title companies.

Dave Stubbs reported that there is some question about whether sufficient reserves were funded by the developer; we may be one year behind. Dave will investigate further and will report at the January meeting.

Brian B. Egan presented receipts for reimbursement: \$88.36 for two years of Web hosting for the new PATOA Web site and \$7.50 for copies of CC&Rs for DLS Associates. These were approved for payment.

Dave Stubbs of DLS Associates presented his December bill, which was approved for payment.

New General Business

Dave Stubbs of DLS Associates distributed copies of "Policies, Procedures, and Guidelines for Covenants, Codes and Restrictions Enforcement", which were approved by the Pahlisch Board on 5/21/2002. The Board will review these at the January meeting, will make appropriate changes, and will reissue them with the current date; they will be distributed to all owners.

The Board voted to approve the ARC's recommendation to accept the Bowey/Marty foundation engineering letter that certified that grade changes to Lot 37 were safe and appropriate.

The Developer's City-mandated requirements for common area landscaping were investigated by DLS Associates. Dead street trees were reported to Teri Valiant of Pahlisch. The two trees on Tract B are dying because of excessive water runoff; Teri will try to find a resolution. (Teri and Pahlisch do not recall any agreement with Bowey/Marty regarding planting of three trees on Lot 37. This will be left to owners to resolve with the developers.) DLS Associates will join City inspectors who are assessing whether landscaping requirements were met on Tract A.

DLS Associates has been unable to find any documentation justifying the reserve being collected for 400' of fencing on Huckleberry. The search continues.

The dead tree on Tract C (reported by the Cooks) has been removed at a cost of \$450.

The January assessment bill will contain an announcement that owners should cancel private backflow test contracts, because the PATOA landscape contract includes testing of all devices.

Owners who have WebPay or other automatic payments should be sure to change the address to the current PATOA address (P.O. Box 771, Corvallis, OR 97339-0771).

Scheduling of Future Meetings

The next meetings will be held at 7:00 P.M. on January 23 (4th Monday due to MLK holiday), February 20, and March 20. The location will be Kings Crossing unless decided otherwise; please check the web site for the latest location. At the March 20 meeting, the Board will consider meeting less frequently.

Adjournment

There being no further business before the Board, President Todd Lewis adjourned the meeting at 9:19 P.M.

Submitted on December 26, 2005 by

Brian B. Egan
Acting Secretary