

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

Call to Order

President Todd Lewis called the meeting to order at 7:06 P.M. in the conference room of the Kings Crossing building, 2211 NW Professional Drive.

Attendees: Board members: Fred Bruck; Brian B. Egan, Rosemarie Hubley, Todd Lewis.
 Board members absent: Curt Wright (proxy to Fred Bruck).
 Property Management: Dave Stubbs, DLS Associates.
 Owners: Jane Auer, Jim Bowey, Heather Duchow, Tim Hubley, Valerie Marty, Kathy McLean, Thomas Meier, Dave Porter, Mary Yates, Rizwana Rehman, Zia Rehman.
 Owner proxies submitted: Brian Flay, Curtis and JoAnn Wright, Michael and Elizabeth Miller, Ray and Nancy Tanner.

A quorum was established.

Approval of Prior Meeting's Minutes

Minutes from the Turnover Meeting were presented through announcement that they were visible on the PATOA Web site.

Election of Board Members

Background: At the November Board meeting, it was decided to synchronize annual Board elections with the Annual Meeting. To accomplish this, the seats of the two shortest-term Board members would be opened for election at the 2005 Annual Meeting, and the seats of the three other Board members would be opened for election at the 2006 Annual meeting.

A call for nominations from the floor for the two Board positions was made by President Lewis; no nominations were made. No nominations being received via proxy or post, Rosemarie Hubley and Todd Lewis, the incumbents of those seats, agreed to stand for reelection. A vote was held, and both candidates were elected unanimously.

Presentation of 2006 Budget

Treasurer Fred Bruck reported on the 2006 budget process and assessments. There will be no change in assessments: they will continue at \$520 per lot per year. However, many additional features have been added at the same cost:

- Better management through hiring DLS Associates in place of Northwest Community Management (50% savings over NWCM).
- A group rate for backflow testing (\$17 per lot, versus an average of \$42 for individual arrangements), to be paid by PATOA. Testing will be accomplished during the summer; City-enforced due dates will be adjusted.
- Fertilizing and pruning of street trees (trees between the sidewalk and the curb) is included in the landscaping contract at no extra charge.

- We have a Web site (www.ParkAtTimberhill.org).
- Reserves (money set aside for repairing common property and features) will be fully funded.

Assessments will generate ~\$27K annually. Landscaping is the largest expense (~\$16.5K), followed by management fees (~\$3K), utilities (~\$2.5K), reserves (\$2.3K), backflow testing (~\$1K), and other expenses.

A motion was made and seconded to hold an advisory vote on the following question: “Shall assessments be billed annually rather than semi-annually, beginning with the January 2007 assessment?” The proposal was approved unanimously. The Board will consider the question in detail during a future meeting.

Open Question Period for Owners

(1) Q: Who maintains the catchpond at the Meadows at Timberhill, and what water flow feeds it?

A: PATOA funds landscaping, Meadows at Timberhill funds irrigation, and maintenance is the responsibility of the developers of Park at Timberhill and Meadowridge Phase III, both of whose runoff is directed to the catchpond. DLS Associates has the City landscaping/sewer plans; owners can view them by appointment.

(2) Q: Will a cap be placed on reserves?

A: To be determined in a future Board meeting.

(3) Q: Is the path between lots 21 and 22 covered by the landscaping contract?

A: Yes, but it appears that little work has been done. DLS Associates will contact Stutzman.

(4) Q: Will Huckleberry go through eventually? Silktassel?

A: The City Plan shows Huckleberry as going through eventually, but not Silktassel.

(5) Q: Is there a way to conduct periodic reviews for compliance with CC&Rs?

A: Perhaps DLS Associates can do this, if the Board deems it necessary. There is a financial penalty process already in force.

(6) Q: How strictly should the CC&Rs be enforced?

A: The Board must strike a balance between being too restrictive and being too loose, but must strive for consistency and preservation of the “flavor” of the neighborhood. The Board is required by law to enforce CC&Rs.

Recruitment for Committees

Earlier in the year, three committees of owners and/or Board members were formed. An open call was made for members to join the committee(s) of their choice.

- **Welcoming Committee:** Welcomes new owners and residents to the community, and prepares materials to help with the transition. Valerie Marty (752-1620, poppy.shop@comcast.net) will chair the committee through 2006. She’ll meet with DLS Associates, and will present plans at a future Board meeting. (Rosemarie will invite the “book club” members to join.)
- **Landscaping Committee:** Maintains the plants and flowers around the “monument” (the Park at Timberhill sign), and may extend their influence to other common land. Members are Rosemarie Hubley, Mary Yates, and Heather Duchow; Kathy McLean will serve as advisor.

- **Architectural Review Committee:** Reviews proposed changes to homes and landscaping for compliance with CC&Rs and for aesthetic appeal. Members: Brian B. Egan, Dave Porter, Kathy McLean, Jim Bowey, and Curt Wright. The ARC will review the CC&Rs and DLS Associates' log of past ARC requests, and will then meet.

Adjournment

There being no further business before the Board, President Todd Lewis adjourned the meeting at 8:24 P.M.

Submitted on December 26, 2005 by

Brian B. Egan
Acting Secretary