

Park at Timberhill Owners Association
Minutes of the Board of Directors Meeting
February 20, 2006

Call to Order

President Todd Lewis called the meeting to order at 7:09 p.m. in the conference room of the Kings Crossing building, 2211 NW Professional Drive.

Attendees: Board members: Todd Lewis, Fred Bruck and Curtis Wright (proxy given by Brian Egan).

Community Manager: Dave Stubbs, DLS Associates.

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

No comments.

Approval of Prior Meeting's Minutes

Motion made by Todd Lewis to approve the minutes of the last meeting as distributed.

Seconded by Fred Bruck. Approved unanimously by the Board.

Treasurer's Report

1. Fred Bruck requested that Dave Stubbs comment on the current situation. Dave reported that assessments have all come in, save three. He will be contacting these property owners shortly, because their delinquencies will be subject to late charges, as of March 1.
2. Fred Bruck informed the Board that the higher money market interest rate account at ING was not available to PATOA, because it is a non-profit corporation, rather than an individual.
3. Fred Bruck requested that Dave Stubbs investigate moving PATOA funds, as feasible, out of the checking account into an interest-bearing account at Washington Mutual, or some other local financial institution. Dave Stubbs said he would do so.

Community Manager's Report/Action Items

1. Dave Stubbs provided the Board with a log of all known ARC applications and actions thereon. He also showed the Board the comprehensive filing system, by property/lot number; he has put in place for managing PATOA. Dave Stubbs said he would provide copies of the ARC historical log to the members of the ARC.
2. Dave Stubbs provided the Board with an updated list of property owners, names, mailing addresses, phone numbers, and email addresses. It was agreed that this list not be made public, nor posted on the Web site, because it contains personal information. Dave Stubbs said he would provide updates to the Board, via email, as he becomes aware of them.

3. Dave Stubbs reported on his successful and continuing efforts to deal with instances of vehicles being stored on streets within/adjacent to PATOA, in violation of the CC&Rs.
4. Discussion was held regarding the realtors' directional signs in PATOA common area and in street strips within/adjacent to PATOA. It was noted that the CC&Rs forbid any private usage of the common areas. Dave Stubbs will investigate at the City as to signage regulations in the street strips and/or PATOA control over signage therein.

Architectural Review Committee (ARC) Report

No report.

Landscaping Committee Report

No report.

Welcoming Committee Report

No report.

Old Business

None.

New Business

None.

Notice of Next Meeting

The next meeting will be held at 7:00 p.m. on Monday, March 20. The location will be the conference room of the Kings Crossing building, 2211 NW Professional Drive, unless decided otherwise; please check the Web site for the latest location.

Adjournment

There being no further business before the Board, President Todd Lewis adjourned the meeting at 7:48 p.m.

Submitted on February 21, 2006 by

Curtis Wright
Secretary