

Park at Timberhill Owners Association
Minutes of the Board of Directors Meeting
October 16, 2006

Call to Order

President Todd Lewis called the meeting to order at 7:02 p.m. in the conference room of the Kings Crossing building, 2211 NW Professional Drive.

Attendees: Board members: Todd Lewis, Fred Bruck, Kathryn Higley and Curtis Wright.

Community Manager: Dave Stubbs, DLS Associates.

Owners/Guests: Kathleen McLane, 2884 NW Silktassel Drive.

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

Fred Bruck advised the Board that he had reviewed the latest financial statements – September - provided by DLS Associates and that all appeared in order.

Community Manager's Report/Action Items

1. Dave Stubbs informed the Board of four owners with delinquent balances on their accounts, primarily late fees assessed for untimely payment of dues. In accordance with the CC&Rs, the Board directed that said charges could not be waived.
2. Dave Stubbs advised the Board of continuing problems with the state of the landscaping on lot 45, 3340 Poppy Drive. The Board directed Dave to invite the property owner to the next Board meeting, to discuss the matter.

Architectural Review Committee (ARC) Report

No report.

Landscaping Committee Report

No report.

Welcoming Committee Report

No report.

Old Business

1. Financial penalties for CC&Rs violations. The Board discussed a proposed resolution increasing the penalty charge for violations the CC&Rs. Motion made by Curtis Wright to adopt the Financial Penalties Resolution (copy attached), making it effective January 1, 2007. Seconded by Fred Bruck. Approved unanimously by the Board.
2. Decisions on encroachments onto Common Areas. This item was continued to the next meeting of the Board. Dave Stubbs will continue research on the original builder's intent and final construction approvals.

New Business

1. Review of contracts (DLS Associates, Stutzman Landscaping, B. Johnson, State Farm, Washington Mutual, and IX Webhosting). The Board and the Property Manager discussed all current contracts, and found performance relative to cost to be satisfactory in all cases. Motion made by Curtis Wright to renew all contracted services for 2007. Seconded by Kathryn Higley. Approved unanimously by the Board.
2. 2007 Budget discussion. Fred Bruck, Treasurer, reviewed the current year budget, YTD actual revenues and expenses, and YE projections with the Board, and presented a recommended budget for 2007 (copy attached), which holds dues at their current level. Motion made by Curtis Wright to adopt the recommended budget for 2007. Seconded by Kathryn Higley. Approved unanimously by the Board.
3. Reserve study. Since a full restructuring of the Reserve Accounts had been completed by the Board at its March 20, 2006 meeting, the Board determined, by consensus, that no additional adjustments were required at this time.
4. 29th Street Tract A Common Area landscaping issues. Dave Stubbs informed the Board of two estimates from Stutzman to clean up the bare area just below lot 37. By consensus, the Board agreed to the lesser amount estimate, which provided for removing scraggly plants and removing and properly shutting down the drip irrigation system therein. Dave Stubbs also informed the Board of an estimate from Stutzman to remove the row of Abelia plants between the back fences along 29th Street and the row of Otto Luken Laurel. By consensus, the Board declined to have this done. Rather, the Board recommended Dave Stubbs investigate offering PATOA owners the opportunity to remove plants. Dave also informed the Board that Stutzman had submitted an estimate of \$2750 to rebark all the common areas. This was approved by consensus.
5. Solicit nominations for 3 expiring Board positions (Bruck, Egan, Wright). Todd Lewis invited PATOA owners to make known their interest in serving on the Board, while also encouraging Bruck, Egan and Wright to continue.

Notice of Next Meeting

The Annual meeting, followed by the next Board of Directors meeting will be held at 7:00 p.m. on Monday, December 18, 2006. 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, Todd Lewis adjourned the meeting at 8:47 p.m.

Submitted on October 27, 2006 by

Curtis Wright
Secretary