

Park At Timberhill Owners Association
Minutes of the December Board of Directors Meeting
December 18, 2006

Call to Order

President Todd Lewis called the meeting to order at 7:41 P.M. Board members Fred Bruck, Brian Egan, and Todd Lewis were in attendance; members Kathryn Higley and Curtis Wright were absent.

Attendees: Board members: Fred Bruck, Brian B. Egan, Todd Lewis.

Board members absent: Kathryn Higley, Curtis Wright.

Property Management: Dave Stubbs of DLS Associates.

Owners: Kathy McLane, David Triebes, Janie Auer, Bob Zaback, Hongwei Wang, Mary Yates, Rizwana Rehman, Steve Reese, Thomas Meier, Jim Bowey.

Open Forum

Jim Bowey observed that the landscapers had replenished the bark dust on the Tract A area below his house. This seems in conflict with the Board's decision to return area to its natural state. Dave Stubbs reported that the landscapers had removed the irrigation there, but had not yet removed the weed cloth. The bark dust had been replenished to keep things looking decent in the short term. No estimate yet for removing the weed cloth, nor is it in plan for this year as of this meeting. (Unfortunately, "ground cover" includes bark mulch, so the area does pass city inspection.)

Approval of Previous Meeting's Minutes

The minutes of the October 16, 2006, Board meeting were approved as posted on the web site by the three present Board members.

Management Consultant's Report

Dave Stubbs of DLS Associates gave a brief report:

- Administrative task list: Dave needs to file taxes next month for the Association, and will need to send Form 1099s to vendors.
Dave gave a summary of the Board's neighborhood walkthrough, indicating that there were some small issues with garbage cans being left visible and satellite dishes being erected in questionable locations without ARC approval.
Dave reiterated that street trees have not yet been trimmed, and that new trees have been placed in the Tract B area of Poppy.
- New bark dust was applied to the common areas this fall.
Dave suggested that we inventory the community to identify any features or improvements that have not had ARC approval. Jim Bowey suggested that the lots be divided among the ARC to bring it down to manageable workload for each person. Dave Stubbs then suggested that, instead, a letter could be included in the January statements, requesting that people submit retroactive ARC forms for anything that hasn't been approved.

- Steve Reese expressed discomfort at the thought of the ARC being concerned about what's going on in people's back yards; Brian explained that most of the objections came from neighbors, and that the Board and ARC always preferred neighbor-to-neighbor communication over legislation.
- Todd Lewis acknowledged Dave Stubbs's hard work and expertise, and thanked him for his help this year.
- The ARC Guidelines Document rewrite was brought up. Dave Stubbs asked if he should take it on. ARC chair Jim Bowey stated that the ARC would do the majority of the work, with advice from Dave.

Treasurer's Report

Fred Bruck reported that PATOA would not have to pay any taxes, except for \$10 (minimum corporation tax) to the State of Oregon. He reiterated that PATOA finances are in good shape.

Old Business

The Financial Penalty Document is in place, but has not yet been used. The document clarifies procedures (to the homeowner's benefit). It also increases the fine amounts, to make it cheaper to fix the problem than pay the fines.

New Business

- Lot 45 landscaping discussion: Owner Prakash Seshadri received and signed for a certified letter informing him that his property would be the subject of discussion, but he did not attend this meeting. The Board's issues with his property: a "crop circle" of dead grass that he intentionally killed, grass not being cut in either front or back yard, blackberries running wild, butterfly plants overgrown to the extent that the yard debris cart is buried, trees and shrubs dying from lack of water, and no ARC request having been filed for landscaping changes including killing the grass to form the "crop circle". There have been three formal notifications under the old process, plus several informal visits. Dave Stubbs recommends invoking the brand new Financial Penalty Document process on January 1; Fred moved that we send him a certified letter to this effect, including a copy of the FPD, giving him notice that time constraints will apply; Todd seconded, passed unanimously.
- Election of officers for 2007: Fred Bruck continues as Treasurer, Todd Lewis continues as president, and Curt Wright continues as Secretary.
- Brian Egan expressed concern with Board and ARC communication problems during the last year, and asked the Board and ARC to take special care to respond in a timely manner during 2007. Todd stated that e-mail wasn't a good medium for discussion and decision-making, and calling meetings at short notice with a busy board was difficult. Brian requested that we try anyway, and that the Board assign things to DLS Associates for action when appropriate.
- Neighborhood Watch and security discussion: The group related the recent break-in information and discussed how we might have prevented them. The consensus was that our current vigilance is adequate, and a recurrence couldn't be prevented without going to extraordinary lengths. Dave Stubbs suggests forwarding points of concern and suggestions to him for inclusion in the statements/newsletters.

Announcement

Board meetings will be bi-monthly in 2007, held on the third Monday of every even-numbered month. The next Board meeting will be February 19, 2007, at Kings Crossing.

Adjournment

There being no further business before the Board, President Todd Lewis adjourned the meeting at 8:35 P.M.

Submitted on December 24, 2006 by

Brian B. Egan

Substitute Secretary