

**Park At Timberhill Owners Association**  
**Minutes of the Annual Owners Meeting**  
**December 18, 2006**

**Call to Order**

President Todd Lewis called to the meeting to order at 7:03 PM in the conference room of the Kings Crossing building, 2211 NW Professional Drive.

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.

Owner proxies submitted: Mark/Bridgette Soloman and Michael/Mary Campana.

A quorum was established (11 required; 14 voting units represented).

**Approval of Previous Annual Meeting's Minutes**

Minutes from the annual meeting held December 19, 2005, were presented through announcement that they were visible on the PATOA Web site. Todd Lewis moved that they be approved as presented; this was seconded by Brian Egan. The motion passed unanimously.

**Treasurer's Report and Presentation of 2007 Budget**

The financial statements and bank reconciliations had been previously reviewed by Fred. PATOA's financial position is strong, with enough cash to pay all bills and reserves fully funded. Treasurer Fred Bruck went through the Budget: there will be no increase in assessments in 2007: they remain at \$520/year. Reserves are fully funded, backflow testing for all lots is funded (but not repair costs that may result from unit failure as determined by the testing; that's individual homeowners' responsibility), the picnic is funded, and the Welcoming Committee is funded. Landscaping of common areas is largest single expense, but isn't going up in 2007. Expenses are stable and the budget is solid.

A question was asked whether the PATOA budget funds the cleanout of the City-owned catchpond at The Meadows at Timberhill (their Tract A); the answer is no. That was funded by Pahlisch Homes this year, will be covered by Meadowridge until their buildout, and then finally becomes the Park's responsibility. (Meadowridge buildout could take a long time.)

**State of the Neighborhood Report**

Dave Stubbs highlighted the car break-ins that occurred in November (four in the Park and at least two in The Uplands); garage door openers were the major target, in addition to cash, car stereos, etc. All PATOA's contractors have done their jobs well and things are running smoothly. Turnover: 8 homes have closed this year, and two are pending. Dave requests that all residents and owners keep him up to date on any e-mail address changes.

## **Open Forum**

Hongwei Wang gave Dave his ARC form for the shed he had previously erected in his back yard. Todd Lewis took the opportunity to explain how the Board and all residents are bound by the CC&Rs, and must follow the processes and be in compliance with the architectural standards. Another resident asked if the street trees had yet received their fall pruning by Stutzman Landscaping. They have not.

## **Elections for Board Positions**

Three Board positions (Fred Bruck, Brian Egan, and Curtis Wright) were up for reelection for the 2007 – 2009 term. No nominations had been received by mail, and no nominations were received from the floor. The three current board members were reelected by unanimous acclimation.

## **Guest Speaker**

David Hamby, City Councilor elect for Ward 8, had planned to attend the meeting to develop a relationship with the community and the board. He was unable to attend due to conflicts with the Corvallis City Council meeting.

## **Announcements**

The next Annual Meeting will be in December of 2007, date TBD.

### ARC report:

- Jim Bowey announced that there had been 8 ARC requests received during the year. 6 were approved, one was refused (deer netting), and one is in progress. Since October 28, there have been no requests.
- There were several non-compliance issues. In one case, a front and back yard were badly neglected; in another, a shed was erected and then noticed by neighbors (an ARC form was submitted during this meeting).
- The Board took a neighborhood tour during the year, to determine to what degree the neighborhood was in compliance with the CC&Rs.
- As a courtesy to residents, the Board and ARC agreed to notify residents when Board or ARC members needed to enter their property.
- David Triebes asked for a clarification of the ARC process: The form can be found on the web site; when filled out, it is sent to DLS Associates, who pass it to the ARC; the ARC will respond within 30 days (typical turnaround has been one week or less).
- Real estate and other signs are forbidden on common land; only one sign is permitted, on the property itself. Multiple political signs are permitted on private property.

### Welcoming Committee report:

- Chair Rizwana Rehman asked DLS Associates to inform her and the Welcoming Committee when new families are coming into the neighborhood, so that the Committee can visit them.
- The Committee got Corvallis materials from Julee Conway, and will put them in the welcome baskets.

- The picnic will be moved forward one month in 2007, to catch the warmer weather.

Monument Beautification Committee: Kathy McLane was acknowledged for her hard work on the Monument (Park sign) during the summer.

### **Adjournment**

There being no further business before the membership, President Todd Lewis adjourned the meeting at 7:39 P.M.

Submitted on December 24, 2006 by  
Brian B. Egan  
Substitute Secretary