

June 18th, 2007

Park at Timberhill Owner's Association

Minutes (not yet approved)

Call to Order

President Todd Lewis called the meeting to order at 7 PM on June 18th, 2007. Board members Todd Lewis (President), Fred Bruck (Treasurer), and Kathryn Higley were in attendance. Also in attendance were Community Manager Dave Stubbs of DLS Associates and owner Rizwana Rehman. Ben Herman (Secretary) was absent.

Approval of Previous Minutes

April 16, 2007, minutes were approved;

Treasurer's Report

Fred gave the treasurer's report; the May bank statements were in order, cash on hand was "good" ; one fine was outstanding (Mr. Prekash Seshardi) – it was noted that a single \$25.00 check was provided to the Community Manager; which leaves an outstanding fine of \$80.02; this debt will be continued; the May financial statement was approved;

Open Forum

1. Rizwana Rehman has resigned, effectively immediately, as chair of the Welcome Committee.
2. (move to old business) An ARC request by Mr. Prekash Seshardi for planting of a Sequoia was denied; an alternative planting has not been yet submitted to the ARC for approval; the Board agreed to set a 90 day deadline (September 30) for completion of the landscaping; DLSA will draft a letter stating that the Seshardi's have 90 days to complete the application to the ARC and have the landscaping finished. This should allow delay of tree planting until the weather cools in the fall;
3. (move to new business) Brian Egan has requested that a new ISP be selected to maintain email and the PATOA website; billing will be sent to the Board and the website will continue to be maintained. Todd Lewis moved that Brian's request be accepted; Fred Bruck seconded the motion and it was approved unanimously.
4. (move to new business) The issue was raised regarding the creation of a reusable sign announcing upcoming Board meetings; Todd Lewis moved that the Board authorized DLSA to select a "responsibly" priced option; the sign should note the time (7pm, Monday and possibly the website and/or location of the meeting).; Fred Bruck seconded the motion and it was approved unanimously.
5. (move to old business) Dave Stubbs discussed the dead trees on Foxtail/Huckleberry. It was noted that no tree replacement should occur until Fall to maximize the likelihood of survival of

the replacements. The dead trees along Huckleberry will be removed with replacement considered later;

New Business

1. Todd Lewis announced his resignation from the Board; Fred moved that the Board acknowledge Todd's resignation and thank him for his service to the Board. Kathryn Higley seconded and the motion passed unanimously.
2. Dave Stubbs noted that the bills will be sent for the semiannual HOA dues. Announcements to be included along with the statements may include: the need for 2 new board members; another ARC member; and a Welcome committee chair;
3. The timing of the annual HOA picnic was discussed. The date of Sept 15th was raised; this would allow the Board to announce the next meeting (Sept 17th) at the picnic;
4. Dave Stubbs discussed pending ARC issues; nothing substantial was underway. He did wish to remind homeowners that the wording of the CC&R's suggests that ARC approval is required for paint selection and painting. Dave took this to mean any painting, even repainting a house with the same color, require ARC approval. Two board members disagreed with this interpretation and felt that repainting with the same color would not require an ARC application; the issue was not resolved.
5. Dave Stubbs reminded the Board that the Guidelines document needs to be rewritten to remove statements that relate to the Grand Oaks development and not the Park; the ARC has agreed to rewrite the architectural review part, but not the payment policies. A volunteer is needed to undertake this effort;
6. No committee reports;
7. No new homeowners;
8. Because of Todd's resignation (effective immediately) as chairman of the Board, a new location will have to be determined;

Next Meeting

The next meeting has been scheduled following the picnic on the 17th of September. \$400 of HOA funds will be allocated to the picnic.

Adjournment

The meeting was adjourned at 7:45 p.m.