

Park At Timberhill Owner's Association
Minutes of the Board of Directors Meeting
March 17, 2008

Call to Order

President Kathryn Higley called the meeting to order at 7:08 PM. Board members Kathryn Higley (President), Ben Herman (Secretary), Fred Bruck (Treasurer), and Tom Meier (Board member at large) were in attendance. Also in attendance were Community Manager Dave Stubbs of DLS Associates and home owner's Brian and Angie Egan. Jim Bowey (Board member at large) was not present.

Approval of Previous Meeting's Minutes

Minutes from the Annual Home Owner's Meeting and the previous Board Member's meeting, held on December 10th, 2007 were presented for review. Kathryn made the motion to approve the minutes, Ben seconded and the minutes were approved unanimously.

Treasurer's Report

Fred Bruck reported that allocations were being made monthly and all of the financial statements appeared to be in good order.

Management Consultant's Report

Dave Stubbs noted that there was new home owner in the neighborhood. There are two accounts that have not yet paid the assessments due in January. Additionally, there is one account with penalties and interest accruing monthly.

Dave has asked 7 different landscaping companies to supply bids for performing the landscaping services for the community. Bids are due by March 25th. Bids and references will be reviewed by the board when available and will be compared with current services being provided. It was noted that current landscaping services has been doing an exceptional job of keeping up the common areas, but it was not a bad idea to entertain some competitive bids.

Architectural Review Committee (ARC) Report

One satellite dish request is currently being considered by ARC. Additionally, a request has been made by Brian and Angie Egan to build a home on Lot #1 (East end of Silkassel). The ARC has reviewed and conditionally approved the concept. It was noted that the Egans have gone to painstaking measures to develop a plan that meets the CC&Rs of the community, the City required set-backs and that will also help to ensure

that the “significant” oak tree on that lot will be preserved. The home will be approximately 15’ outside of the drip line of the tree. It was noted that they had originally purchased this lot to help preserve the tree and their view from their property next door. They noted that a good part of the oak tree was lost during this past winter. They called an arborist out to mend and assess the tree, he noted that the tree appeared to be in “good condition for a tree of its age”. The ARC and the Board have reviewed the 3D renderings of the proposed home on-line and have found that it appears to meet the requirements of the CC&Rs. The Egans have been awaiting ARC/Board approval before giving the go-ahead for the full engineering of the home to begin. The plans will need to meet all of the City required set-backs. The Board agrees with the conditional approval given by the ARC. Final approval will be pending receipt of final plans consistent with the renderings the ARC and the Board have reviewed on-line.

Old Business

ARC Protocol for “Good Neighbor Policy” is a work in progress.

New Business

Dave Stubbs noted that the Meadows will be seal coating their asphalt surfaces. The board agreed to have Dave ask the contractor what the price would be to seal coat the pathway from Poppy down to Huckleberry. Dave estimated the cost should be less than \$200. Cost would be taken out of landscaping reserves.

Brian Egan asked if there were any specific requests of the board for him to perform as the PATOA web master. It was agreed that a standard agenda would be posted to the web site prior to each meeting, and the President would inform Brian if any additional information would need to be added.

Next Meeting

The next scheduled Board meeting is Monday, June 9th at 7:00 PM.

Adjournment

The meeting was adjourned by Kathryn Higley at 8:15 PM.