

**Park At Timberhill Owner's Association**  
**Minutes of the Board of Directors Meeting**  
**September 15, 2008**

**Call to Order**

President Kathryn Higley called the meeting to order at 7:06 PM. Board members Kathryn Higley (President), and Fred Bruck (Treasurer) were in attendance. Tom Meier (Board members-at-large) was also present. Also in attendance was Community Manager Dave Stubbs of DLS Associates.

**Approval of Previous Meeting's Minutes**

Minutes from the previous Board Member's meeting, held on June 9, 2008 were previously posted on the website. Fred made the motion to approve the minutes as posted, Tom seconded the motion and the minutes were approved unanimously.

**Treasurer's Report**

Fred Bruck reported that he had reviewed and approved the bank and financial statements through August. Everything appeared to be in order and there was nothing additional to note.

**Management Consultant's Report**

Dave Stubbs noted that all accounts are paid up, with the exception of one that has been accruing interest and late fees from an unpaid fine. This homeowner was not billed pending delivery of a letter from the Board to try to settle the account. The bill was sent out September 1<sup>st</sup>.

The Consultant also indicated that the City of Corvallis Urban Forester has surveyed the street tree plantings at the Park. She has noted that 24 of them are in poor condition. It was proposed that PATOA consider a joint effort with the city to replace the trees. Dave Stubbs will keep the Board updated as more information comes available from the City.

**Architectural Review Committee (ARC) Report**

A request has been made to accept preformed poly (extruded) sheds. This request has not yet been made formally to the ARC. The Board discussed the current bylaws. The consensus of the Board was that as long as the shed looks reasonably similar to the house, then its presence is acceptable to the Board. Consequently it was determined that the Board will interpret the existing wording in the covenants to stress the "visual consistency" (see paragraph 11 page 3) of the policies, procedures, and guidelines document.

### **Old Business**

The foot path from Poppy to Huckleberry was seal coated.

The electronic notification option was sent to PATAO, ~3 opted out, and approximately 20 chose not to have email statements.

### **New Business**

The annual meeting was set for December 8<sup>th</sup>. The budget will be provided by Fred Bruck at the next board meeting (Nov 3).

### **Next Meeting**

The next scheduled Board meeting will be Monday, November 3rd at 7:00 PM.

### **Adjournment**

The meeting was adjourned by Kathryn Higley at 7:40 PM.