

Park At Timberhill Owner's Association
Minutes of the Board Home Owner's Meeting
June 27, 2011

Call to Order

Secretary Tom Meier called the meeting to order at 7:06 PM. Board members Fred Bruck, Jim Bowey were in attendance. Also in attendance was one home owner Brian Egan, and Community Manager Kurt Powell of DLS Associates. 3 board members constitute a quorum.

Approval of Previous Meeting's Minutes

NA – there were no notes available from the last home owner board meeting to approve.

Treasurer's Report

Fred Bruck presented the status of the Treasurer Report, for activity January thru May 2011. All bills are paid up and reserves are funded. Water consumption is lower due to the periodic rains during 2011. Landscape cost changes pending on land strip of city track sprinkler proposal. Back flow testing was completed and paid for last fall. Bank statements are all signed off. Umpqua Bank now used for primary bank, gives association a backup savings and checking. ING still in use and has good long term savings interest. There were no property transfer fees yet this year.

State of the Neighborhood Address

Yards all look very good this year. Dead trees were removed and stumps ground out of the ground. Three homes are presently for sale.

New Board Member Election

NA – there was no quorum to conduct business activities.

New Business

[Kurt P.] HOA late transfer fees were not increased during the December 2011 meeting, these are needed to cover all costs (lean filings are \$100 now, ~doubled). Tom Meier proposed changing HOA late transfer fees to \$100, Fred Bruck seconded the motion. Owners will be notified thru email/mail.

[Fred B.] There is money still allocated for a picnic if want one, otherwise will move to the contingency category. Tom M will ask around for volunteers to organize, if no response in 2weeks consider unsuccessful and no picnic.

Trees – [Tom M.] the tree on 3386 Poppy tree lawn yard has lots of stress damage and should be considered when City eventually replaces trees. Kurt will push Becky (city landscape) on status for missing trees and included other trees that are weakened.

[Jim B.] New ARC requests for 2 fences and one painting project have been submitted and approved. Past concerns over a backyard storage shed were discussed and have been resolved by the ARC.

Adjournment

Tom Meier proposed adjourning the meeting at 7:37 PM, Fred Bruck seconded the motion.