

Park At Timberhill Owner's Association
Minutes of the Annual Home Owner's Meeting
December 6, 2010

Call to Order

Secretary Tom Meier called the meeting to order at 5:36 PM. Board members Fred Bruck, Jim Bowey were in attendance. Also in attendance were two home owners, Community Manager David Stubbs and Kurt Powell of DLS Associates. Seven (7) of 52 home owner's had sent in proxy notices, which is insufficient together with the headcount to hold a meeting business activities. Time period was used for general discussion of summer and fall activities.

Approval of Previous Meeting's Minutes

NA – there was no quorum to conduct business activities.

Treasurer's Report

Fred Bruck did not present a detailed description of the Treasurer Report, but mentioned a few items to considered/discussed at the next meeting date 12/13/10. 1) Transfer Fee's currently are at \$30 and should be ~\$45, 2) lean filings are \$100 now, ~doubled, 3) there has not been an annual picnic for a while.

State of the Neighborhood Address

NA – there was no quorum to conduct business activities.

New Board Member Election

NA – there was no quorum to conduct business activities.

New Business

NA – there was no quorum to conduct business activities.

General discussions:

[David S.] The City's pilot program for tree maintenance is tied into an new Corvallis "Landscape Maintenance Document" which is being proposed 12/6/10 to the city council. This document would have the City, rather than the homeowner, maintain the tree lawn or "Boulevard" regions of the streets. If passes, a funding method would then need to be decided upon by the council. The arborist does have some money left, but expects budget cuts, which would eliminate further tree planting funds. David would suspect that the price for a homeowner to purchase small a tree and have it planted may start at ~\$300/tree.

[Tom M] There was a proposal by the landscaper during the summer for sprinkler head replacement along the 29th street green space. Board should discuss with regards to amount of water saved. TJM is to find old mail thread(s).

[Jim B.] New ARC request for a property along Foxtail (backs to 29th street) has been submitted and needs review. Also noted that the green space region between 29th and Jim B's property has bark chips on it and is sprayed for grasses & weeds, this should be "wild". Kurt is to find section in Landscape Plans for review and decision to move back to wild/natural condition.

Adjournment

The meeting was adjourned by Tom Meier at 6:20 PM.