

Park At Timberhill Owner's Association
Minutes of the Home Owner's Board Meeting
December 18, 2012

Call to Order

President Kathryn Higley called the meeting to order at 6:28 PM. Board members Kathryn Higley (President), Fred Bruck (treasurer), John Winckler (newly elected) and Tom Meier (secretary). Also in attendance were Kathy McClane and Community Manager, Kurt Powell of Willamette Community Management.

Approval of Previous Meeting's Minutes

A motion was made to approve the minutes from the previous Annual meeting, held December 16, 2011.

Treasurer's Report

Fred Bruck presented a detailed description of the Treasurer Report review process, indicating no changes for 2013 budget. Noted that 1 backflow valve was repaired. Money is left from reserves to cover the \$3.1K increase over 2012. Money is back in for tree replacement. Interest income will go down this year. Home turnover fees are OK. [Note: reserves are for capital items that wear out, examples; starts, trees, irrigation, entry monument.] With this the budget is balanced. Kathy proposed accepting the Budget, Tom Meier seconded the motion.

State of the Neighborhood Address

There were no known issues with the neighborhood. Business finances were balanced.

New Board Member Election

Fred Bruck nominated for Board treasurer position, Kathy H seconded the nomination. Tom Meier nominated for Board secretary position, John W seconded the nomination. Joyce Eckrath and Brian Egan removed from the Board and ARC respectively due to moving out of the neighborhood. Jim Bowey had volunteered for continued work on the ARC, Kathy H. seconded the nomination.

New Business

General discussions:

- [Kurt.] The City's program for tree lawn tree maintenance, structural pruning completed in 2012. Need to ask Becky from the city for tree replacement costs again. Initial money ran out (again) prior to addressing all of the Timberhill region. Trees still needed at 3331 Huckleberry, 3347 NW Poppy. [TJM] the trees on the northwest end of Poppy are weak with open distress on the trunks. [Note was made that PATOA pays for watering and Meadow Ridge pays for Mowing around the runoff pond at Huckleberry and 29th.]
- Backyard of 2800 Silk Tassel need maintenance. Kurt to notify.
- Need one more person on the ARC with Joyce having left.

Next meeting

December, 2013, time TBD.

Adjournment

The meeting was adjourned by Kathryn Higley at 7:14 PM. Tom M seconded the motion.