

**MINUTES OF THE
TIMBERTON VILLAGE HOMEOWNERS' ASSOCIATION
ANNUAL MEETING – JULY 13, 2010**

CALL TO ORDER

President Walter Leach called the meeting to order at 4:03 P.M. It was determined that a quorum was present with 57 households represented by proxy or in person.

INTRODUCTION OF CURRENT DIRECTORS

President Walter Leach introduced current directors Rob Liljenberg, Jim Walker and Val Pilmer.

MEMBERSHIP VOTING

Secretary/Treasurer Val Pilmer introduced board candidates Keith Allred, Bill Centobene, Pat Chase, Thelma Keefe, Howard Koester, Walter Leach, and Russ Malmgreen. Instructions were provided for voting. There were no nominations from the floor. President Walter Leach gave each candidate an opportunity to speak.

It was moved and seconded that the membership of the Association affirm a 9-member Board of Directors and that the Board Election Ballot Instructions be modified to allow the casting of votes for up to 6 candidates rather than 4. Comments pro and con were offered by residents and current board members.

A motion to table the previous motion to allow further investigation was made and seconded.

Walter Leach called for a vote on the motion to table. The motion failed to pass with 17 ayes and 18 nos.

Walter Leach then called for a vote on the motion to affirm a 9-member Board of Directors. The motion failed to pass with 10 ayes and 24 nos.

A motion to affirm a 7-member Board of Directors was made and seconded. The motion passed with 25 ayes and 5 nos.

Ballots were collected.

ANNUAL REPORT

Walter Leach recognized the work done by the many committee volunteers. Special thanks were extended to Harvey and Jen Portz for their work on the Vegetation Management Plan for the community. Homeowners new to the community this year were introduced. The following committee reports were provided:

Architectural Review Committee (ARC)

Keith Allred provided the report. He reported that the committee considered and approved exterior repairs to one home damaged by a water pipe break, and requests for the painting

of three homes. One application for removal of trees less than six inches in diameter for view purposes was approved with conditions of approval.

Financial Committee

Don Folsom explained the information contained in the 2010 Financial Report and Proposed 2011 Plan. A motion was made and seconded to ratify the 2011 budget. The motion passed without objection.

Vegetation Management Committee

Jim Walker spoke on behalf of Chairperson Gail Koester. He identified three major accomplishments as follows: 1) Completion of a geotechnical report which concluded that all areas of the community are geologically stable with the exception of a small area at the northwest corner of Timberton property. 2) Completion of a Vegetation Management Plan which had been required by the county. He noted that this plan replaces several previously approved policies. He thanked everyone who participated in this task. 3) Receipt of a new permit from the county which removes the majority of the community from county oversight of vegetation removal.

Jim also noted that there is lots of work ahead for the committee including soliciting bids for work at the major landscaped corners and considering yearly cost estimates for landscaping services. He thanked all committee members, past and present, for their help.

Social Committee

Pat Chase thanked all the volunteers for their help. She also indicated that the Pizza Party held earlier this year went well and that she hopes to hold another one this year.

MEMBER COMMENTS

There were no member comments.

ELECTION RESULTS

Val Pilmer announced the following election results:

2-year appointments: Bill Centobene, Pat Chase, Thelma Keefe.

It was announced that there was a tie vote for the one-year position. A runoff election for this position was then conducted. Walter Leach called for a break while ballots were distributed, collected and counted. The runoff election result was announced as follows:

1-year appointment: Walter Leach

INTRODUCTION OF NEW BOARD MEMBERS AND ADJOURNMENT

Walter Leach formally introduced the new board members, and invited residents to consider volunteering for committees. He announced that the next Board Meeting would be held on August 2, 2010 at 3:00 P.M. at the Bay club. The meeting was adjourned at approximately 5 P.M.

Respectfully submitted by

Val Pilmer, Secretary /Treasurer