

**TIMBERTON VILLAGE HOMEOWNERS ASSOCIATION
ANNUAL MEETING
JUNE 19, 2009**

Marge Carter, "Interim Board" President, opened the Annual Meeting at 4:01 PM, stating that a quorum was established.

She thanked Pat Chase and her social committee (Gale Koester, Carol Durbin, Don and Roz Plorde, Judie Hagen, Lynn and Don Folsom, Ruthanne Hansen, Debbie Wills, and Jen Portz) for preparing the room and making arrangements for dinner, to follow the meeting.

Marge introduced her fellow "Interim Board" members: Howard Koester, (Vice President), Pat Chase, Steve Failla, Betty Harmon, Thelma Keefe, and Dale Wills. She also introduced Financial Manager, Don Folsom, and Recording Secretary, Mea Graham.

MSP to approve the minutes of 2008 Annual Meeting (all ayes)

Introduction of Current Directors

Marge then introduced committee chairmen. She especially thanked Steve Failla, Tom Carter, and Kathy Stainfield for their many years serving on the TVHA Board.

Committee Reports

Steve Failla summarized of his six years as TVHA ARC Chairman and spoke about his work in developing the FireWise Program and efforts made this year to obtain a "blanket" permit from the County for managing vegetation in common areas near homes. Although the Board stopped short of completing this plan, it laid the groundwork for the larger task of preparing a Vegetation Management Plan (VMP) under the County's Critical Areas Ordinance 18.22. Developing a VMP will be undertaken in 2009/10 by the new Board.

Betty Harmon addressed the experiment to combine the FireWise, Common Area Maintenance, ARC, CC&R, and Pond Management committees into a single "super-committee," called Common Assets Management (CAM). The CAM Committee was created in March 2009 with the purpose of bringing the related committees together for better communication between them. That group began meeting prior to each Board meeting to discuss common issues and problems. Betty said the experiment was successful and would help lead us toward development of the new Vegetation Management Plan, as required by the Critical Areas Ordinance.

Howard Koester reported that yard waste cleanup day had been scheduled for July 3rd. The rules will be the same as they were for the fall 2008 cleanup. As the Chair of

CC&R committee, he congratulated all those following all the rules, stating that those rules exist to protect all of us and our property values.

Tom Carter, Chairmen of TVHA's Emergency Response Committee, thanked all committee members (Kent Stainfield, Bill McCaughey, Dennis LaMance, Bob Berquist, Betty Harmon, and Harlan Whittling) for their participation over the past year. Tom described drills, information dissemination, etc.

Annual Report

Marge Carter summarized the past year as one of unfortunate discord, conflict, and miscommunication. She expressed regret that some very talented people resigned from the Board in January, and great effort was required to maintain some leadership. Mistakes were made from which several lessons were learned, particularly in the area of vegetation management, which will be firmly based on County guidelines and our internal rules from now on.

“Looking Forward” – Bill Centobene suggested ways to improve, based on a list of recommendations and considerations he had made to the Board. He expressed confidence that the upcoming Board will act with renewed spirit and positive energy. He suggested that a long-range plan for both development and maintenance of common areas of Timberton should be prepared by the new Board. This should include a 5-year plan with an interim report within 1 year. He feels that chaos and injustice should not render us so blind with anger that we become a part of the problem. Compassion and understanding are the true revolutionary ideas and help us move forward and respond in a positive way. He urged all residents to support the upcoming board to work in harmony for the good of our community.

Election of New Board of Directors – Betty Harmon, Election Chair, described the procedure to be followed for the election of an entirely new Board of Directors for 2009/10. In addition to the five candidates already named (Keith Allred, Marge, Carter, Val Pilmer, Dale Wills, and Neil Black), nominations were accepted from the floor. Walter Leach and Howard Koester were so nominated.

MSP to close nominations from the floor (all ayes).

Votes were collected and the Election Committee retired to count them. After a 15-minute recess, the meeting continued.

Financial Report

Don Folsom, Financial Manager, thanked his committee of Thelma Keefe, Chris Whitehurst, and Pat Chase. He gave a financial summary for past year; costs thus far (fiscal year from July 1 until June 30). He showed the projected total for 2008-2009, and the variances on annual budget (surplus \$7,656 for the year to date). Reserve funds are now \$72,755. Don also presented a proposed budget for 2009-2010.

One new item was proposed: \$2000 for training for board members from the Community Association Institute (CAI).

MSP to ratify the Budget for Fiscal Year 2009/10 (all ayes).

Introduction to Jefferson County's Critical Area Ordinance 18.22 and the new Vegetation Management Plan (VMP)

Bill Centobene described this ordinance, which was passed by the County in April 2008. This ordinance will take precedence over any previous policies and procedures, and a new comprehensive Vegetation Management Plan for all of Timberton should be developed, following recommendations by the County's Department of Community Development (DCD). Bill suggested a plan of action for the new Board, outlining the steps needed to accomplish the task. He suggested the new Board should be able to utilize previous efforts made under the FireWise Program.

Timberton's Committees

President Marge Carter said that each member of the Association could become involved in the day-to-day business of the Association. She showed an overhead visual of a proposed new committee organization chart and distributed signup sheets for committee volunteers. Committee Chairs do not necessarily have to be Board members. Committees do not make official decisions, but make recommendations to the Board for action.

Election Results – Betty Harmon

The following were elected to the 2009/10 Board:

2yr appointments: Keith Allred, Marge Carter, Val Pilmer, Dale Wills

1yr appointments: Neil Black, Howard Koester, Walter Leach

All Board meetings will continue to be held on the 1st Monday of the month at 3:00 PM at the Bay Club; the next meeting will be on Monday July 6.

“Electronic Instruction” – Harlen Whitling

The Timberton website is up and going; Harlen will maintain the site. To access, go to www.timberton.org.

Harlen also mentioned that he set up a Board email address to encourage communication among Board members. It is open to the community and can be accessed at tvha-board@cablespeed.com. Harlen will send a broadcast email to all residents on this topic.

Members' comments and question period

1. While transparency is a key issue, face-to-face communication is very important, and we should remember that Board business should be only conducted at public Board meetings.
2. In response to a question about what went wrong last year, Marge briefly described the scenario. Now there will be procedures to avoid any such future incidents.
3. Howard asked attendees to think about what they want the Board to do, what issues they want the Board to be involved in. He said he sees the need for a mission statement, goals, measurable objectives; the Board needs a method for measuring how well the objectives are accomplished.
4. The new Jefferson County Critical Areas Ordinance ¶18.22 requires close attention (not all Timberton is in the slope area); the comprehensive Vegetation Management Plan (VMP) requires that we maintain close contact with David Wayne Johnson of CDC at Jefferson County to meet their requirements.
5. Questions concerning rentals and homes with long-term absentee owners were answered

Meeting adjourned at 5:45 PM.

Submitted by

Val Pilmer, Secretary (2009-2010)