

**MINUTES OF THE
TIMBERTON VILLAGE HOMEOWNERS ASSOCIATION
ANNUAL MEETING – July 13, 2011**

CALL TO ORDER: The meeting was held at the South Bay Club. President Bill Centobene called the meeting to order at 4:07 p.m. Other Board members present were Walter Leach, Jim Walker, and Pat Chase. It was determined that a quorum was present with 52 households represented by proxy or in person.

AGENDA APPROVAL: Agenda was approved 4-0.

MINUTES: Minutes of the June 6, 2011 meeting were approved 4-0.

COMMENTS FROM THE CHAIR

Bill noted that the annual meeting was a slightly modified business meeting. Old business was finalized at the June 6 meeting and new Board business was carried forward to the August 1, 2011 regular business meeting of the Board.

MEMBERSHIP VOTING

President Bill Centobene introduced current directors Jim Walker, Pat Chase, and Walter Leach. Candidates for Board election, Brian Belmont, Liz Healy, Charlie Mayfield, and Jim Walker were announced and introduced. Liz Healy was not present. Instructions were provided for voting. There were no nominations from the floor. Linda Colasurdo collected the ballots for counting.

INFORMATIONAL ITEMS

1. Gazebo – The information from the Gazebo Questionnaire will be analyzed and distributed to the new Board for consideration.
2. Reserve Study – The Reserve Study information was compiled over an eight-month period. The study performed and report issued by Association Reserves, Inc. The Report was accepted and approved by the Board at its June meeting. A Reserve Study update will be undertaken again this year.

2012 FISCAL YEAR BUDGET

Secretary-Treasurer Pat Chase reviewed the upcoming fiscal year budget. Homeowner questions and comments were taken. A motion was made and seconded to ratify the 2012 budget. The motion passed by majority vote.

ELECTION RESULTS:

Bill Centobene announced that both ballot items had passed.

Item 1: The President of the Association shall be ex-officio a member of all Committees.

(Vote Results: Yes=41, No=9, Abs=2)

Item 2: The Supplemental Declaration of the TVHA CC&Rs shall be amended in Section 4.2 to change the stated tenancy from “not less than one (1) consecutive week” to “not less than thirty (30) consecutive days.”

(Vote Results: Yes=46, No=1, Abs=5)

Bill welcomed the four elected candidates as Directors of the 2012 TVHA Governing Board.

ADJOURN: The meeting was adjourned at 5:00 p.m. The next TVHA Board Meeting will be held on Monday, August 1, 2011 at 3:00 p.m. at the Bay Club. It was noted that the September Board meeting date would be changed because of Labor Day. The new date will be posted on the website.

Respectfully submitted,
Debbi McIntosh, Adjunct Recording Secretary