

**TIMBERTON VILLAGE HOA
REGULAR BOARD MEETING February 1, 2016
MINUTES**

Meeting called to order at 3:02 p.m. by President Steve Beuby

Board Members present: Steve Beuby, Steve Frenzl, Debbie Wills, Vicki Derrenberger (quorum)

Village Residents present: 15 individuals (see sign-in sheet on file)

- Agenda was amended to include a report on the ponds by Tom Carter and an update on the status of the Bay Club building repair.

-MSP to approve agenda as amended. (all ayes)

-MSP to approve Minutes from the December 7, 2015 regular Board meeting. (all ayes)

New Homeowners: A warm welcome was extended to Jeri Auty, who along with her husband John, have recently moved here from England.

Comments from the chair: Steve stated that the appearance of Timberton Village is the best it has been in quite some time. He has received comments from homeowners who have expressed that they appreciate how things are looking. Kudos to the Vegetation Management Committee for all of their efforts.

Committee Reports:

ARC – Steve Frenzl – 2 arc requests have been received and both meet all of the necessary qualifications.

- Joana King-James – submitted application to remove a damaged alder tree behind her backyard.
 - o MSP to approve application – all ayes
- Derrenberger– submitted application to replace and extend their existing deck.
 - o MSP to approve application – all ayes, Vicki Derrenberger abstained

Both applications were forwarded to the SBCA ARC committee for their review at the February 19, 2016 meeting.

VMC – Debbie Wills

- At the last HOA meeting the issue of possibly removing the downed tree (due to storm) near the Spinnaker Pond and obtaining a quote to remove the tall dead tree along Timberton Drive were discussed. Tom Carter and Walter Leach (who care for the ponds) assessed the felled tree and agree that it is a good idea to have it removed. Debbie obtained a quote from Joshua Blitzer to remove both trees for a total cost of \$545 (includes tax). A considerable savings over the previous quote obtained at \$749.38 for removal of just the felled tree.

- Josh's concern with the felled tree near the pond was that erosion at the higher end could cause the log to shift and slide down and also that it will eventually rot away. In regards to the dead tree, he sees stress fractures a third of the way down and feels that the top will likely fall, depending on the wind. There is also rot near the bottom. He says that he will cut the tree as close to the ground as he can and that he will likely drop and cut it.
- Steve Failla expressed concerned about the smaller branches being tinder (firewise issue) and Steve Beuby stated that when the tree is cut down we can take a look at that situation.

-MSP to accept bid to have both trees cut at a cost of \$545. (all ayes)

- Tom Carter reported that due to the recent heavy rain the double ponds have a lot of water in them. He has checked the system and it is working properly.
- Debbie also thanked Walter for raking leaves out of the trench (drainage area) as this is an important aspect of maintaining the ponds. Debbie also reminded Walter and Tom that if they need help to let VMC know.
- Steve Failla has submitted a receipt for the fertilizer he purchased for the monument tree. The board approved reimbursing him for this expense.

FMC – Vicki Derrenberger – The financial statements and reports for months ending December 31, 2015 and January 31, 2016 were sent out to all homeowners and posted on the web. All homeowner accounts were brought current prior to the new Jan-Jun dues billing cycle. Per the January Financial Report, dues payments received as of Jan 27th represent 53 of the 78 homeowners (68%). Kathy Kubesh updated this to show that 59 of the 78 homeowners (76%) had paid their dues by February 1, 2016.

Old Business:

- **A. Finance Committee Update on collections policy regarding homeowner dues** – after the December 7, 2015 board meeting a copy of the newly approved Dues Assessment and Receivables Policy was sent to every homeowner via email. The policy was also posted on the website on the Policy and Procedures page.
- When the dues invoices were sent out the beginning of January, Kathy attached a note stating:

Attached is your TVHA Dues Invoice for the period Jan-Jun 2016. Please remit payment to Linda Cook at her mailing address listed at the top of your statement.

Note - To avoid the new \$20 late fee and 1% assessment penalties approved by the Board in December, please remit your payment before the Feb 1 due date.

If you have any questions, please contact me by email at my new email address: kjkhallkubesh@icloud.com. Please add this new email address to your contact listing to ensure electronic delivery of future invoices.

- Steve Beuby mentioned that one homeowner was confused at what the end date was. In other words, must the payment be received by the due date or post marked by the due date. Kathy Kubesh replied that Linda Cook will know whether or not to apply the late fee. We assume that anything that was received by the due date or anything that was postmarked by the due date will not be assessed the late fee. Kathy stated that the purpose of the policy was not to increase anyone's workload but to encourage all homeowners to pay their dues invoice by the specified due date and to make them aware of the repercussions (late fee) of not doing so in a timely manner.
- **B. Status of downed tree near Spinnaker pond** – addressed in VMC report.

New Business:

- **A. Reconsideration of decision to rebid the grounds maintenance contract.** At the December 7, 2015 Board Meeting it was moved and approved to rebid the grounds maintenance contract. Since that time, Steve Beuby looked at the previous bidding and felt that Wildflower was more reasonable in price than the other bidders by a large margin. We currently have a 2 year contract with Wildflower that is renewable in 1 year terms. Wildflower's current contract is \$340/month less than his previous contract which has caused him some issues and we have noted a low performance of work being done.
- A committee of Steve Beuby, Steve Frenzl, Vicki Derrenberger and Neil Black (absent from meeting) was formed to meet with Jess from Wildflower. A more detailed scope of work with the addition of two new areas was presented to Jess. It was expressed that we are not happy with Wildflower's performance and are looking to bid for a new contract. Jess was asked to look at the revised scope of work and to come up with a reasonable price at which he can perform the job and have more pride in his work and then we will consider a change in his current contract. If we are not satisfied with what he presents, then we will go out to bid.
- Steve Beuby stated that Jess has small contracts with several individual homeowners but that the TVHA job means a lot to him as he has been doing this for many years. Steve would like to see what Jess comes back with. Dennis LaMance stated that they use Wildflower at the church. He says that Jess is good to work with at the church but also noted that when he adds more seasonal employees some are better than others. He tends to hire from the bottom of the work pool.
- **B. SBCA possible action to limit vehicle speed on Paradise Bay Road.** Steve Frenzl reported that the SCBA feels there are two specific safety hazards, particularly when turning in or out of Spinnaker Road. One is that the hedging has grown to the edge of the curbs making it difficult to see and the other involves speed issues. Near Spinnaker the speed limit is 40 mph but a majority of cars on Paradise Bay are going 50-60 mph. SBCA wants to address the possibility of reducing the speed limit in that area with the WDOT. The county needs to hear from a majority of the community and the SBCA and PLVC have asked that Timberton be supportive of this cause. A show of hands were made and a motion was made and approved that TVHA will support the SBCA and PLVC in their dealings with the WDOT. Steve Frenzl also stated that there are plans to cut back the shrubbery/foilage.

- **C. Approve to pay annual fee to Rotary Club for flags at Timberton entrance.** The Rotary Club places American flags at our entrance several times per year. In the past the cost for this service was handled by personal donations. It was proposed that TVHA pay this annually out of the budget. The bill is currently due and we have the funds to pay it.
-MSP to approve \$160/year from annual budget and to pay the bill. (all ayes)
- **D. Update on Status of Bay Club Building Repair.** Steve Frenzl reminded us that the monthly SBCA Board meeting is on Friday February 5th at 9:30 and he encouraged everyone to attend. The Ad Hoc Committee is going to make their report. Then the Finance and Facilities committees will be coming up with a recommendation. There will also be a discussion on how this is to be financed. The next steps are that a ballot will be issued and a special vote will be taken the middle of March. Steve emphasized that the building has cancer and is literally rotting away.

Comments from the floor:

- Thelma Keefe brought up the topic of a structure that was built under the deck at 52 Heritage Lane and feels that it is an eye sore. She stated that this was approved as a temporary structure a year ago and wanted to know what was considered temporary. She also stated that the wood was never painted and thus the appearance is not consistent with the exterior of the dwelling. What is the Board going to do about this?
- Steve Frenzl agreed to take a look, talk with the homeowners and give them a chance to bring it up into compliance.

Comments from the board:

- Steve Beuby stated that the Board is a volunteer effort and that we are looking for volunteers to become a part of the board. He encouraged everyone to put the word out as there will be an election at the annual meeting in June.

-Next Regular Board Meeting will be on Monday, April 4, 2016 at 3:00 p.m. at the Bay Club

MSP to adjourn at 4:02 p.m. (all ayes)

Respectfully submitted,

Vicki Derrenberger
Secretary