

**TIMBERTON VILLAGE HOA**  
**REGULAR BOARD MEETING AUGUST 3, 2015**  
**MINUTES**

Meeting called to order at 3:00 p.m. by President Steve Beuby

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

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

-Two items were added to the agenda under new business:

Item d: Website manager, Rick Hellewell, has proposed switching the website hosting to justhost.com. He can get a 3 year contract at a lower rate per year which will amount to some savings. Also the domain name needs to be renewed by 9/14/15.

Item e: Response to letter from Bill Centobene and Debra McIntosh

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

-MSP to approve Minutes from the June 29, 2015 annual meeting, the July 6, 2015 special meeting and the July 20, 2015 special meeting. (all ayes)

-New Homeowners – Lloyd and Judy Gill, Timber Ridge Drive

-Comments from the Chair: The world is not a pretty place. We are fortunate to live where we do. Let's try to keep things in perspective.

-Formal Correspondence: July 20, 2015 letter received from Bill Centobene and Debra McIntosh requesting that their ARC application 13-036 be withdrawn.

-Committee Reports:

ARC – Steve Frenzl – 4 arc requests received and approved this month. All were Fast Track Applications.

VMC – Debbie Wills – The committee held their first meeting July 22, 2015. It was reported that treatment of the signature tree is completed. Several additional trees will receive application of fertilizer and Mycorrhizae this fall, as previously approved by the board at the December 1, 2014 meeting. The No Parking sign at the top of Timberton Drive has been installed.

New VMC items:

- The board and VMC members completed a walk around Timberton Village to assess the state of the common areas. Neil Black and Debbie Wills have addressed the issue of the noxious weeds, Tansy Ragwort and Poison Hemlock. The Jefferson County Noxious Weed Board will be invited to come and view the status of the noxious weeds in our village.
- The TVHA VMC Charter was updated. Meetings will now be held at least one week prior to the regular board meetings to allow lead time in bringing projects to the board.
- There are two new projects to be completed by volunteers. On August 9, 2015 three large overgrown bushes on Track D (Timber Meadow and Heritage Lane area) and weeds will be removed. The oak tree appears fine and should remain but its condition will be assessed during cleanup. Thelma Keefe requested that the shore pine next to the wall be left. VMC has received a quote of \$75 to haul away the yard waste. Volunteers will also be cleaning up the area along the guard rail on Timber Ridge Drive.

Discussion: Steve Beuby suggested that the VMC be allowed to act within a pre-approved \$200 limit out of the VMC, Land and Capital Improvements Budget for small expenses without bringing the items to the board.

-MSP to allow up to \$200 total use by VMC for small expenditures as being preapproved by the board. (all ayes)

FMC – Vicki Derrenberger – The financial reports for month ending July 31, 2015 were sent out to all homeowners and posted on the web. Reallocation of funds and a change in authorized signers for TVHA business accounts will be discussed at this meeting.

-Old Business:

- \$2,264 from the Land and Capital Improvements line item from last year were not used as quotes received for proposed projects were above that amount. Reallocating the amount to this year's budget provides a new total of \$5,264 and the opportunity to move forward with some of these projects.

-MSP to reallocate unused \$2,264 funds from the Land and Capital Improvements line item from last year's budget to the 2015-2016 VMC, land and Capital Improvement line item. (all ayes)

- VMP allows homeowners to work on their property and up to 50 yards beyond for appearance and fire protection. Anyone wishing to do so in these common areas must submit an ARC request. Homeowners should be aware of any noxious weeds, specifically tansy ragwort and poison hemlock, in these areas. The board has received communications from the Jefferson County Noxious Weed Board regarding these noxious weeds. They will be invited to view our village and provide any further advice on how to deal with this issue.

-New Business:

- The board addressed the use of Roundup by our landscape contractor, Wildflower, not its use by individual homeowners. There was discussion among the board and several residents spoke up about both the pros and cons of Roundup. Before making a final decision it was recommended that the VMC meet with Wildflower to discuss possible alternatives.

-MSP to discuss alternatives with Wildflower. (all ayes)

-MSP to have Wildflower hold off on any spraying until a decision is made. (all ayes)

- Several members expressed concern over the appearance of the home on Timber Heights that is in foreclosure. The board reported that Kathy Kubesh has been in contact with the bank but has received limited information from them. It was reported that a trustee sale is set for August 21, 2015 and that the property has been transferred to a preservation company. The board intends to continue pursuing the issue.

- Due to the election of new board officers a change needs to be made with the TVHA accounts at Kitsap Bank.

-MSP to approve the change of authorized signers of the TVHA business accounts (checking and certificates of deposit) held at Kitsap Bank by adding Vicki Derrenberger as Treasurer and removing Joe Iacono as past Treasurer. (all ayes)

- Rick Hellewell stated that switching the website hosting will not only provide monetary savings but will also allow him to remove some technical issues he has had, specifically with editing on the resident's list. There will be no visible differences to the current website as a result of this move.

-MSP to approve changes to hosting and domain registration giving Rick Hellewell the authority to make this happen. (all ayes)

- Formal correspondence from Bill Centobene and Debra McIntosh requesting withdrawal of their arc has been received. It was recommended that we accept their request for withdrawal. A letter to them and the SBCA will be sent acknowledging this.

-MSP to accept withdrawal of ARC application 13-036. (all ayes)

-MSP to allow Steve Beuby to send letters to Bill Centobene and Debra McIntosh as well as the SCBA notifying them of this decision. (all ayes)

-Next Regular Board Meeting will be on Monday October 5, 2015 at 3:00 p.m. at the Bay Club

MSP to adjourn at 4:15 p.m. (all ayes)

Respectfully submitted,

Vicki Derrenberger  
Secretary