

**TIMBERTON VILLAGE HOA**  
**ANNUAL MEETING, JUNE 23, 2014**  
**MINUTES**

**-Meeting called to order at 4:05 PM by President Steve Beuby.**

**Board members present: Steve Beuby, Betty Harmon, Joe Iacono, Steve Frenzl, Rich Durbin.**

**Village residents: 27 households represented in person, 30 households represented by submitted proxies.**

**-Determination of Quorum: Secretary Rich Durbin announced a quorum of board members and represented households.**

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

**-Introduction of new members: None identified**

**-Opening statement: Steve Beuby- comments on world situation in contrast to comfort and safety of Port Ludlow.**

**-Introduction of current Directors: Steve Beuby**

**-MSP to approve minutes from regular Board meeting June 2, 2014 (4 ayes, 1 abstain- Iacono)**

**-MSP to approve special Board meeting June 19, 2014 (4 ayes, 1 abstain- Iacono)**

**-Committee Reports:**

**A. ARC: Steve Frenzl- Two applications: 1. Failla- paint. 2. Failla- clear brush in common area behind home.**

**MSP to approve and send to SBCA ARC No. 1 above (all ayes). No.2 above pending site visit by Board members within next two weeks.**

**B. VMC: Betty Harmon- VMC meets 1<sup>st</sup> Monday of each month one hour before regular Board meetings; Signature tree to be fertilized; Road-side weed control with herbicides is in current grounds maintenance contract-looking into non-herbicide options; County responded quickly to hazard of brush blocking view of motorists at bottom of Timberton Drive.**

Related comments-Steve Beuby- one week remaining in current Wildflower contract which includes herbicide spraying; call for show-of-hands of those present reflected solid majority favored spraying in prominent common areas/intersections. Joe lacono- cost to pull weeds is prohibitive.

C. FMC: Joe lacono- Bank required closure of one CD as amount did not meet minimum. Steve Beuby will address funding and budget in later comments.

-Old Business: Betty Harmon-road-side weed control- ad-hoc committee recommendations in process.

-New Business:

A. Steve Beuby- Grounds maintenance-New Wildflower contract \$360 per month less than old contract; herbicides not included; performance to be closely monitored. Related comments- Betty Harmon- volunteers needed, VMC will look into requirements.

MSP to approve and award the new 2014/2015 contract with Wildflower and authorize President Steve Beuby to sign the contract on behalf of the Board (all ayes)

B. MSP to authorize President Steve Beuby to approve and sign legal documents relating to the current pending legal matters on behalf of the Board, so long as they are seen by Board members before-hand, in order to expedite approval action (all ayes)

-Annual Report and Voting Options: President Steve Beuby

1. Achievements:

a. Positive financial condition without additional funding. History of end of year funds available: Jun 30, 2010 \$78,921.65

Jun 30, 2011 \$68,244.81

Jun 30, 2012 \$56,204.70

Jun 30, 2013 \$34,620.92

May 31, 2014 \$36,362.00

b. New Fast Track ARC process.

c. New 2-year Grounds maintenance contract ready for award with savings.

2. Challenges:

a. Deferred maintenance

b. Likely additional insurance costs.

c. Atmosphere in neighborhood, web-site reflects dissent and gives negative impression. A special ad hoc group was announced for developing recommendations for cleanup and policy revisions for the website (Steve Beuby, Harlen Whitling, Marge Carter)

d. Lawsuit: Board actions will be dependent upon decisions of the court.

**3. Voting Options:**

Steve Beuby presented and discussed the options for Board size, Frequency of meetings, Annual assessment increase, Ratification of budget, and New Board director(s). He also announced the formation of an ad hoc group to develop a new reserve study (Neil Black, Joe Iacono and Kathy Kubesh).

-Comments regarding quorum requirements: Secretary Rich Durbin- with 78 households in Timberton Village, 25% (20 households) (present or proxy) constitute a quorum for normal Annual Meeting business, 60% (47 households) (present or proxy) constitute a quorum for raising the annual assessment more than 5% and 2/3 of that number (32 households) must approve the raise. As previously noted, greater than 47 households were present in person or by proxy.

-Announcement of Voting Results: Betty Harmon- (30 proxies submitted and counted, 24 ballots submitted and counted)

|   |        |       |
|---|--------|-------|
| Reduction of number of Board members from 7 to 5:           | 45 yes | 9 no  |
| Change from monthly meetings to bi-monthly meetings:        | 49 yes | 5 no  |
| Approve additional \$32.00/year (10.53%) in Homeowners Dues | 36 yes | 18 no |

Approve budget for 2015. Vote for one of the two options below:

- |   |        |
|---|--------|
| 1. Based upon a dues increase of 10.53%, or | 33 yes |
| 2. Based upon a dues increase of 5.00%      | 15 yes |

|                             |             |          |
|-----------------------------|-------------|----------|
| Election of Board member(s) | Rich Durbin | 46 votes |
|-----------------------------|-------------|----------|

-Comments from the Board: Board members praised the many volunteers who worked to make this annual meeting a success. Strong applause from the attendees.

-Comments from the Floor: None

**-Next Regular Board meeting August 4, 2014 at 3:00PM at the Bay Club; a special meeting will be announced and held prior to that date to appoint officers.**

**Dinner is now served**

**-MSP to adjourn at 5:57 PM (4 ayes, 1 absent-Frenzl)**

**Respectfully Submitted,**

**Rich Durbin**

**Secretary**