

TIMBERTON VILLAGE HOA
REGULAR BOARD MEETING February 6, 2017
MINUTES (Approved)

Meeting called to order at 3:00 p.m. by Steve Frenzl, Vice President.

Board Members present: Steve Frenzl, Vicki Derrenberger, Debbie Wills, and Cynthia Blacketer (quorum)

Village Residents present: 10 (see sign-in sheet on file)

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

- **MSP** to approve Minutes from December 12, 2016 Regular Meeting. (all ayes)

New Homeowners: Ruth Gribbin-Schmitt from 132 Timber Heights, was welcomed to the village.

Comments from the chair: Steve mentioned that the SBCA utility bills were down 25% due to the recent repair work on the building.

Comments from the floor: None

Formal Correspondence: None

Committee Reports:

ARC - Steve Frenzl

- There were no ARC applications received in the last two months.

VMC - Debbie Wills

- VMC has been quiet, no volunteers or landscapers have been out working due to the winter weather.

FMC - Vicki Derrenberger

- December and January financials have been posted on the website. Statements were sent out for the January-June dues. Four homeowners have paid ahead on future due assessments, five homeowners have not paid their

dues, one homeowner is one year behind in dues. 1099 Tax forms have been sent out. Nothing is outstanding.

Old Business:

- A. SBCA Paradise Bay Update - Steve met with Sheriff's office, their responsibility is enforcement only. The PLVC committee will meet this Thursday to draft a proposal. They are looking at reducing speeds, blind spots, installing a light at the intersection of Paradise Bay and Spinnaker. The roadway consists of Paradise Bay from Teal Lake to Oak Bay Road and Oak Bay Road to Mats Mats (PL Fire station). Next step is a meeting with county on what can be done and what is affordable. Recommendations will be brought back to the community one last time before the final proposal is sent to the county.
- B. Records Retention Policy - Mike compiled the results of document reviews submitted to him from the board. Board is now reviewing and listing what items they have and where they are kept. Project should be completed by April, ahead of schedule.
- C. Replacement for Steve Failla, coordinator of the Back-flow testing - It was noted that Steve Failla was unable to attend the meeting and sent his thanks to all those that have supported him over the years. Lloyd Gill has volunteered to handle this project.
- D. Reserve for Uncertainties usage policy - Kathy Kubesh, Bookkeeper, summarized the document she had previously sent to the board. She recommends establishing a 'pecking order' for spending money when an unforeseen/unbudgeted expense occurs. This 'pecking order' for utilizing TVHA funds would consist of: 1. operating budget, 2. contingencies, 3. reserve for asset replacement, 4. reserve for uncertainties, and 5. special assessment. Under each category, she provided guidelines on how the system would operate, such as notice to members, member input, and voting requirements. The plan is to incorporate this write up into policy and include it with the upcoming development of the 2017-18 budget. One area that requires more discussion is funding levels for the Reserve for Uncertainties. Direction of the Board was to keep this item on the agenda under old business for the April meeting.

New Business:

- A. Chain-link fence around region ponds - VMC chair opened up a discussion about our ponds: liability and safety issues, and asked if there was a need for fencing. Discussion followed: what are the issues, is there a need of fencing, estimated costing, pros and cons as to the effectiveness of fencing. It was decided that a letter to the community should be sent out to explain the importance of the ponds, responsibility for upkeep and expenses, the issues we have experienced, and what steps are needed to safe guard our ponds. Secretary will draft a letter for board approval.

Comments from the Floor: Question asked about recognition of Tom Carter and Walter Leach for their years of service maintaining the ponds. Board advised they would be recognized at the next Annual Meeting.

Comments from the Chair: None

- Next Regular Board Meeting will be on **Monday, April 3, 2017** at 3:00 p.m. at the Bay Club.

MSP - Adjourn at 4:00 p.m. (all ayes)

Respectfully submitted,

Cynthia Blacketor
Secretary