

**TIMBERTON VILLAGE HOA**  
**REGULAR BOARD MEETING October 3, 2016**  
**MINUTES Approved**

Meeting called to order at 3:00 p.m. by President Mike Burke .

**Board Members present:** Mike Burke, Steve Frenzl, Vicki Derrenberger, Debbie Wills, Cynthia Blacketor (quorum)

**Village Residents present:** 8 individuals (see sign-in sheet on file)

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

- **MSP** to approve Minutes from August 1, 2016 Regular Meeting and September 6, 2016 Special Meeting. (all ayes)

**New Homeowners:** None present. It was noted that our newest homeowners are Mike and Ruth Schmitt with daughter Olivia and dog Blizzard on Timber Heights.

**Comments from the chair:** No comments

**Comments from the floor:** No comments

**Formal Correspondence:** None

**Committee Reports:**

ARC - Steve Frenzl

- Site inspection was done (Failla & Cross) and application was approved with conditions and forwarded to SBCA ARC where it was also approved.
- One Fast Track application was processed and posted on our website.

VMC - Debbie Wills

- Two bids were received for the Gazebo project: The bids included removing a few dead trees, limbing/windowing a couple trees to improve view, and clearing/removing brush and debris. VMC recommends using The Tree Guy. There was a lot of discussion on what to do with the chip debris, no decision was made.
- **Motion:** To approve the Tree Guy estimate as per attached copy and to confirm a date to complete this process. **MSP** (all ayes)

- Ponds: Walter Leach and Tom Carter have advised they will no longer maintain the Ponds. Tom Woodnutt has agreed to maintain the ponds for the next two years with community assistance. He will work with Walter on a “Statement of Work”, keeping a maintenance log over the next two years, advising what work needs to be done on the three ponds and the timeline of when the work needs to be completed. The Board thanked Tom Woodnutt for volunteering his time on this project.
- VMC is recommending that the Board look at a pond maintenance budget plan for the future once the pond maintenance schedule has been established.
- Debbie also thanked all volunteers to date that have volunteered their time working on common area projects.
- Next volunteer project is cleanup on Track A at the end of Leighbrook Lane.
- Debbie mentioned some of the other villages are using landscapers on a “pay as you go” contract. Mike noted we can look into this after our current Wildflower contract expires.
- Comment from the floor suggested cleaning of the brush along Timberton Drive. The cleaning would include brush growing at the edges of the mowed area along the tree line to increase the view into the woods. This would include cutting blackberries and all the brush growth, including the stinging nettles. Suggestion was added to the list of projects for future consideration.

#### FMC - Vicki Derrenberger

- The July and August statements have been posted.
- No large expenses in September, statement will be posted soon.
- The Website Domain bill has been paid.
- Bank account signatures have been changed adding the new president along with the treasurer and bookkeeper.
- January-June billings will be sent out in December.
- Vicki thanked the homeowners for completing the updated information forms sent out with the annual meeting. The forms were very helpful in updating the association residents list.

#### **Old Business:**

- A. SBCA Paradise Bay Update: PLVC has now taken over this project as of September 1, 2016. They will hold two public meetings asking homeowners for their thoughts and concerns regarding control of vehicle speed on Paradise Bay Road. First meeting is Friday, October 7, 2016.

- B. Bay Club repair update: General Manager Mark Torres has kept the community updated weekly. The repair project seems to be within budget and on schedule for completion. A Grand Opening celebration will be held in November.

**New Business:**

- A. Records Retention Policy: What records/documents does TVHA have, where are they stored, what needs to be kept or tossed, how long are we required to keep them. Mike proposed that each board member review the documents they are responsible to maintain. **Motion:** The Board will undertake a project to establish a definitive record retention policy for keeping TVHA records. **MSP** (all ayes)
- B. Removal of certain documents on the website: Discussion on two documents that are currently on the website (see attached). **Motion:** Remove these two documents as they are no longer relevant. **MSP** (all ayes)

**Comments from the Floor:** None

**Comments from the Chair:** None

- Next Regular Board Meeting will be on **Monday, December 5, 2016**  
3:00 p.m. at the Bay Club.

**MSP** - Adjourn at 4:15 p.m. (all ayes)

Respectfully submitted,

Cynthia Blacketor  
Secretary