

**TIMBERTON VILLAGE HOA
ANNUAL MEETING JUNE 27, 2016
MINUTES - APPROVED**

Meeting called to order at 4:10 p.m. by President Steve Beuby

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

Village Residents Present: 29 households represented in person, 16 additional households represented by submitted proxies

Determination of Quorum: Secretary Vicki Derrenberger announced a quorum of represented households (45 of 78 households = 57.7%)

MSP to approve agenda (all ayes)

Introduction of New Homeowners: John Boyce, Mike & Barbara Burke, Lloyd & Judy Gill, Karen Karr & Jim Krzyzewski, Lori Goddard & Tone Madsen, Tom & Vicki Snelson, John & Barb Sweet, Tom & Anita Woodnutt

MSP to approve Minutes from last year's Annual Meeting of June 29, 2015 (all ayes)

Committee Reports:

- A. ARC: Steve Frenzl, Vice President and ARC Representative – A total of 22 ARC Requests were processed during the 2015-2016 fiscal year, 16 were Fast Track and 6 required SBCA ARC Approval.
- B. VMC: Debbie Wills, Chairperson of VMC – We had several volunteer projects in addition to improvement of the front entrance. Both of these will be covered in the power point presentation.
- C. Finance: Vicki Derrenberger, Secretary/Treasurer – A Homeowners Information Update Form was included in the annual meeting mailing. If anyone has not turned these in please do so ASAP. The information you provide enables us to send out the TVHA Dues invoices to the email or physical address that you instruct us to. We've already received notice of several PO Boxes that are no longer being used as well as email addresses that have changed. Even if your information has not changed we would still like you to fill one out as we are also asking for your permission to include your details on the homeowners list on our website.
Our new dues invoices were sent out on June 6th. They have a new look and a new remit to address. If you have not received yours, please let me know and I will see that another one is sent to you. The assessments are due July 1st and will be considered late 30 days

after this date. The board has approved a \$20 one time late fee, so in order to avoid this, please get your payments in on time.

Old Business:

- A. A contract change order was negotiated with Wildflower Landscaping for the grounds maintenance for the next 2 years. We have increased the scope of work and it should help things to show better.
- B. Be sure to check out the website at www.timberton.org - Rick Hellewell is our webmaster and he has restructured the site. There is a lot of important information on here for our homeowners. Realtors also refer to this. If you have any feedback for Rick, please leave him a comment.

New Business:

- A. Timberton's Emergency Management Team Program – Tom Carter oversees this and gives a presentation at each annual meeting. Tom introduced the Block Captains: Timber Meadow Drive – Dale Wills (CERT) and co-captain Anita Woodnutt (CERT); Timber Ridge Drive – Harlen Whitling (CERT); McKenzie Lane – Dennis LaMance; Leighbrook Lane – Rich Durbin; Timber Heights & Vista Wood Court – John Germain; Heritage Lane – Tom Carter (CERT). Tom discussed the responsibilities of the captains to provide emergency communications, encourage self help in case of natural disasters, to assist residents with gas and utility shut-off, to observe and report to emergency authorities through the emergency centers, etc. Tom invited all residents to pick up handouts available on the table near the entrance.
- B. Timberton's Greeter Program – Cynthia Blacketor coordinates this. Cynthia introduced the current greeters: Timber Ridge Drive – Elin Failla; McKenzie Lane – Steve & Nicole Frenzl; Leighbrook Lane – Ruth Anne Hansen; Timber Heights & Vista Wood Court – Judie & Bob Bergquist; Heritage Lane – Lydia Kelly; Timber Meadow Drive – Cynthia Blacketor. Cynthia discussed the responsibilities of the greeters who take a Welcome Package and a small gift to new homeowners. New homeowners are given information regarding the website, access for members only, Disaster Preparedness, a copy of the most recent Voice, a calendar of events and a sheet called Moving It On that describes how to donate, recycle or sell items. Greeters also obtain homeowner information so that they may be added to the homeowner list and email addresses are provided to the bookkeeper so that dues invoices can be sent and the webmaster so that homeowners receive important news blasts. Cynthia keeps the package up to date and is currently working on the question and answer page. A big thank you to the greeters and welcome to all new homeowners.

Annual Report – Steve Beuby, President – Please Refer to the TVHA 2016 Annual Meeting Powerpoint Presentation (pdf) posted on the website for details.

Voting Options:

- A. Ratification of the TVHA 2016-2017 Annual Budget

- B. Approval of the Reserve Study Update
- C. Approval to repair the Gazebo and its access trail using volunteers and VMC Funds
There was a lot of discussion, both for and against this project.
- D. Election of two new board directors
Prior to the vote a nomination from the floor to add Mike Burke to the ballot was made and accepted. Ballots were then completed and collected for counting.

Voting Results: Announced by Secretary, Vicki Derrenberger

Item 1 – Ratification of the new budget for 2016-2017	42 yes	0 no
Item 2 – Ratification of the Reserve Study Update	42 yes	0 no
Item 3 – Use of VMC Funds for Gazebo restoration	28 yes	13 no (1 voted both ways)
Item 4 – Election of two new Directors		
Cynthia Blacketor	42 yes	0 no
Mike Burke	17 yes	0 no

Comments from the Board:

Steve Frenzl stated there would be no entertainment today. However, he invited everyone to the Summer Concert Series held at the Beach Club on July 7th from 5-8PM where the TimbreTones will be performing. He also announced that there is a campaign to make our Port Ludlow roadways safer. He is encouraging each village to write a letter to the county commissioners regarding the need to lower the speed on Paradise Bay. The annual SBCA Member Meeting is July 13th. Due to some legal issues we need a higher quorum of 51% (301 households) to vote. If you cannot attend, please send in your proxy. Thanks again to Steve Beuby for leading us through both some difficult times and some good times over the past three years as president of the board.

Comments from the Floor:

Betty Harmon wanted to give credit to Neil Black as an unsung hero. He has been a big help in the community this past year. Nadine Hale is currently in the hospital and says hello to the village.

The next regular board meeting will be at 3:00 PM, Monday, August 1, 2016 at the Bay Club. Prior to that date, a Special Board Meeting will be held for the Board to select Fiscal Year 2016-2017 Officers.

MSP to adjourn at 6:09 p.m. (all ayes)

Let the social begin!

Respectfully submitted,

Vicki Derrenberger

Secretary