

TIMBERTON VILLAGE HOA
BOARD MEETING Aug 7, 2017
MINUTES APPROVED

The meeting was called to order: Mike Burke, President at 2:58 p.m.

Board Members present: Lloyd Gill, Debbie Wills, Mike Burke (quorum)

Village Residents present: 13 Homeowners (See sign in sheet)

MSP to approve agenda as published (all ayes)

MSP to approve minutes from the June 5, 2017 regular Board meeting and the July 10, 2017 special Board meeting (all ayes)

New homeowners were introduced:

Rennie Hess and Dave Tietjen
12 McKenzie

Gary and Teresa Dazman
72 Timber Ridge

Comments from the Chair:

Board member, Vicki Derrenberger on vacation
Board member, Cynthia Blacketor absent on injury leave

Comments from the Floor:

Steve Frenzel complimented the work done in the community by the Vegetation Management Committee.

Formal Correspondence:

A letter of complaint regarding lack of homeowner landscape maintenance.

Committee Reports:

Architectural Review Committee (ARC): Lloyd Gill, ARC applications approved: A.K. And Mike Smiley, 132 Timber Ridge Drive; Fast Track mowing lawn in common area, MSP (all ayes).

Mike and Vicki Derrenberger, 102 Timber Ridge Dr; Fast Track installing motion detector/video doorbell, MSP (all ayes).

Rennie Hess, 12 McKenzie Dr., Remove 6" red plum tree, MSP (all ayes).

Common Area Applications: Dennis Glines, 86 Timber Ridge Dr., remove 5 scrub trees from common area. MSP (all ayes).

New Applications needing recommendations:

Dale and Debbie Wills/Cynthia Blacketor, 95 and 107 Timber Meadow Drive, remove severely topped cypress 18' high and 18" in diameter, Recommendation, MSP (all ayes).

John and Jerri Auty, 113 Timber Meadow Dr., (1) install 2-24" x 36" flush mounted skylights on west facing roof, Recommendation, MSP (all ayes). (2) remove previously topped evergreen between 107 and 113 Timber Meadow Dr., Recommendation, MSP (all ayes).

(3) remove sod in front yard and replace with low maintenance, drought tolerant landscaping and plants. Recommendation, MSP (all ayes).

Nance Johnson, 72 McKenzie Ln., Paint house new colors (dark green body, off white trim). Recommendation, MSP (all ayes).

Regarding letter of complaint: Complaint was dropped, homeowner complied with landscape maintenance requirement.

Motion for ARC Applications: Because the TVHA Board meets every other month, ARC applications could wait for a Board recommendation for up to six weeks. I, Lloyd Gill, move that the ARC representative make the recommendation to the SBCA ARC. Any applications that are controversial in nature will be brought to the board for a recommendation. All common area applications will require board action. MSP (all ayes).

Vegetation Management Committee (VMC): Debbie Wills, the VMC Charter was reviewed by the committee and minor grammatical revisions were made to the Charter. MSP, all ayes; the current version will be placed on the website.

Landscape Maintenance, it has been over 3 years since the landscape contract has gone to bid. The VMC Committee received two bids, one from Deer Landscaping a second from Monarch Landscaping. The bids were given to the present Board members for review along with our current contract with Wildflower. It was recommended to wait until the October meeting before making a decision.

The issue of wetland buffer zones was addressed regarding specific EPA (DCD) and JCC regulations that apply to wetland and wetland buffer zones. A motion to notifying, by letter, the residents surrounding these areas so the residents are aware of where and what can and can't be removed from these zones. MSP, all ayes.

Financial Management Committee (FMC): Vicki Derrenberger and Kathy Kubesh. (Report given by Debbie Wills via Financial's notes),

- July financials on the website
- Reimbursements for the annual meeting expenses have been paid
- At the end of the 2016-2017 Fiscal Year all homeowners were current with their dues. Invoices for the 1st installment of the 2017-2018 dues were sent out on June 14th. As of July 31, 2017 **all** homeowners have paid.
- Annual taxes will be filed in August.
- We cleared out the temporary CD and allocated it to the two appropriate reserve CD's as was previously discussed. Funds were deposited into the following accounts:
CD ending in 229 Deposit of \$2,640.33 (Reserve for Asset Replacement)
CD ending in 230 Deposit of \$1,310.16 (Reserve for Uncertainties)
- \$690 from the Land and Capital Improvements line item from last year were not used. However, mentioned in the VMC report at the annual meeting, these funds were anticipated to be used for a proposed project that was not able to be completed prior to the end of the fiscal year. Reallocating the amount to this year's budget provides the opportunity to move forward with this project. Per our TVHA Balanced Budget Policy, we would need to put this on the agenda, which was not done prior to today's meeting. Therefore we need to put on the October Agenda the following:

Recommend \$690 of contingencies to be moved into the expense line item Land and Capital Improvements for the purpose of cleaning up the corner of Timberton Drive and Heritage Lane that was discussed but not arranged prior to the end of the 2016-2017 fiscal year.

Financial report for TVHA, as listed on the financial report month of July 2017 (see website). Revenue total: \$14,245.35; Expenses total: \$1,383.93.

Old Business:

None

New Business:

Complaint on yard maintenance was resolved. The parking policy was reviewed due to a red van parking at the top of Timberton Drive. A recommendation to place a courtesy letter on the van and resend the 2016 parking policy to both the renter and the homeowner. MSP (all eyes)

Comments from the Floor:

Proposal regarding vehicle speed on Paradise Bay Road coming up this next week (August 14, 2017). Timbretones free concert at the Beach Club August 17, 2017 at 5:00 p.m.

Comments from the Board:

None

Next regular Board meeting to be held on Monday, October 2, 2017 at 3:00 pm at the Bay Club.

Adjourned: 4:29 pm

Respectfully submitted,

Debbie Wills