

**TIMBERTON VILLAGE HOA  
BOARD MEETING September 10, 2018  
MINUTES (Approved)**

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

**Board Members present:** Mike Burke, Debbie Wills, Vicki Derrenberger, Dave Teitjen, Lori Wilcox (quorum)

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

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

-**MSP** to approve Minutes from July 10, 2018 Special Board meeting (all ayes)

**New Homeowners:** None present

**Comments from the chair:** Mike welcomed everyone to our first quarterly meeting.

**Comments from the floor:** None

**Formal Correspondence:** None

**Committee Reports:**

ARC – Lori Wilcox

- There were 2 applications submitted since the last meeting. One was for a deck replacement with composite material and the other was a landscape application regarding the installation of a fence. The governing documents do not allow fences higher than 3 ft. However, the owner requested that an exception be made as it was needed as a safety zone for a blind child. The board reviewed the application via email on 8-10-18 and agreed to make this recommendation. The board did place two conditions; 1. That when the owners move, they must remove the fencing and 2. The fenced area is used for the child to play and not as a dog run for the pets. Both applications were approved by SBCA-ARC.
- There were also two Limited Common Area applications:
  1. John & Diane Germain: The Board referred to pictures from 2013 that were submitted with the application. From the house looking toward the row of trees there is an evergreen tree and it appears that there is a maple and some alders in the foreground. The Germain's stated that they would like to remove the trees (maple and alders) from the slope that are encroaching on the evergreen so that it can continue to thrive. Debbie had hiked around the area and thought that the maple tree was in front of the evergreen but from the vantage point of the pictures it appears to be growing to the side of the evergreen tree. Debbie stated that she would like the alders to be removed first to see how the area looks and then if necessary, to remove the maple. There was discussion that if a company had to make two trips it might cost more and that wouldn't be fair to the homeowners. Debbie then made a motion to approve the application as submitted.

-**MSP** to approve Germain Application (all ayes)

2. Rich & Carol Durbin: The application is for the removal of 1 maple tree and the pruning of two additional trees in the Limited Common Area adjacent to their lot. The maple tree was damaged during a storm when 15 feet of the top split and fell. They would also like to limb up and trim back evergreens that are growing over the roof of their house. Debbie made a motion to approve the application as submitted.

-MSP to approve Durbin Application (all ayes)

VMC – Debbie Wills

- Luis (Greenstate Landscaping) is doing a good job and he just cut the ponds. The Village looks the best it has in a while.
- The VMC met 8/30/18 where the committee started to review sections and documents of the VMC Plan (Firewise/Noxious Weeds/Poisons). Timberton Village is the only Village that has a VMC Plan. The committee questioned whether we need this plan. It was felt that it is a good reference and the Geotech Report and Noxious Weeds section should be kept. Tansy Ragwort and Poison Hemlock are the two noxious weeds that we deal with here in Timberton. There is no recommendation yet, but VMC will continue to review the remaining sections. There will be a review of Firewise at the next VMC meeting.
- Volunteers will be meeting on 9/21/18 at 9:00 a.m. to do the last cleanup of the year.

FMC - Vicki Derrenberger

- Kathy posted the July & August Financials on the website.
- Other than the normal operating expenses of electricity and landscape maintenance, reimbursements were made for a light sensor for the monument lights, checks for the checking account, the Domain name renewal for 4 years for the website, copies made at the Bay Club for the first half of the year and charges from the Bay Club related to our annual meeting.
- All homeowners have paid the 1<sup>st</sup> installment invoices which cover 7/1/18 through 12/31/18. Invoices for the 2<sup>nd</sup> installment will be sent out in December.

### **Old Business:**

- A. Issue resolution process review: Updated by Vicki for SBCA
  - The SBCA Board has received an enforcement policy that was prepared by the law firm of Barker Martin. Several of the Board Members have reviewed this and made some changes to customize it for purposes of South Bay. The Board hopes to be voting soon to send this out to the membership for comments and a community meeting will be held to answer any questions. Once finalized, the membership will be sent information regarding the enforcement policy prior to its implementation.
- B. Website Rehosting.
  - The Timberton website is now hosted on the SBCA site at no additional cost to us. The transfer went smoothly and TVHA members should see no difference in the appearance or use of our website. The Domain name has been renewed for 4 more years.

C. Complaint follow-up.

- One homeowner has removed most of the items from in front of the garage so most of cars are now able to park in the driveway. A follow-up letter was sent summarizing the initial verbal discussion and noted which CC+R's have been violated. A letter was also sent to a homeowner regarding tall weeds in the front and side yards and these were cut soon after they received notification of this.

**New Business:**

- A. The Finance Committee recommends \$2000 of contingencies to be moved into the expense line item VMC Land and Capital Improvements for the purpose of special projects that were discussed but not arranged prior to the end of the 2017-2018 fiscal year. Specifically, the thinning/removal of trees and bushes on the corner of Timberton Drive and Heritage Lane, as this area has been untouched for years and the vegetation is overgrown.

**-MSP to approve transfer of funds (all ayes)**

- B. Annual and/or bi-annual eblast: Debbie and Vicki have created a document with a list of topics to send to our homeowners with some reminders/recommendations for how everyone can help to keep our Village looking its best. There was extensive discussion as to how many items should be addressed at one time in an eblast. Comments ranged from those that felt the messages should not be sent to everyone but only as a reminder to the offenders, to those that felt they should be a word of encouragement to all. Mike stated that he will attempt to draft a single topic message.
- C. Request landscaper to rotate limited common area maintenance: Debbie explained that the idea to maintain additional Limited Common Areas without increasing our cost came up at the VMC meeting. For many years the corner hill at the top of Timber Meadow Drive has regularly been maintained, while similar areas on other streets have not. Debbie proposed a rotating schedule so that areas on Leighbrook, McKenzie and Timber Ridge, which currently are being maintained by homeowners, now be maintained by Greenstate. She also asked what needed to be done up in Timber Heights and there was a request to remove weeds from a drainage area on Vista Woods and mention of the area at the lower part of the hill below the homes (Tract I). There was extensive discussion as to what homeowners could be responsible for so that the contractor could focus on the areas that benefit everyone. Mike stated that we want to maximize what we get from Greenstate with the equipment they have and that VMC is more than capable to decide how best to use the contractor. No motion was made, but Debbie will speak with Greenstate to see what would be possible.

It was also noted that there is currently \$4,000 in the VMC budget. A suggestion was made that VMC hold a meeting for anyone interested in how to spend the money, as well as to discuss the use of volunteers to help with projects we don't have money for.

**Comments from the Floor:** None

**Comments from the Board:** None

**-MSP to adjourn at 5:10 p.m. (all ayes)**

Respectfully submitted,  
Vicki Derrenberger, TVHA Secretary