

**TIMBERTON VILLAGE HOA  
BOARD MEETING December 3, 2018  
MINUTES (Approved)**

Meeting called to order at 3:02 p.m. by President Mike Burke

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

**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 September 10, 2018 Board meeting (all ayes)

**New Homeowners:** None present

**Comments from the chair:** Mike stated that the quarterly meetings seem to be working.

**Comments from the floor:** None

**Formal Correspondence:** None

**Committee Reports:**

ARC – Lori Wilcox

- There was a lengthy discussion regarding a Limited Common Area application that was improperly handled. This project was for work to be done in an area not directly adjacent to homeowner yards but in a Limited Common Area adjacent to Timberton Drive. The proper procedure would have been for this to be submitted to the entire board for review, as any work done in a Limited Common Area (except annual maintenance by a homeowner directly adjacent to their property) needs Board approval, not just Village ARC approval. Had this happened, then the project would have been denied because any clearing of common areas must be done by someone that is bonded and insured, as is stated on the application. Also, the insurance company does not cover anyone who uses power tools, only hand tools and that only applies when it is a VMC sponsored project.
- A request to be reimbursed \$246 for the rental of a shredder used for the above project was discussed. It was pointed out that when any homeowner requests a tree to be trimmed or removed in a Limited Common Area that it is at the expense of that homeowner. For those homeowners who regularly maintain a portion of Limited Common Area adjacent to their property, it is also at their expense. To reimburse someone who did unauthorized work and used power equipment would be setting a bad precedent and therefore should not happen.
- Comments from previous board members were that when it comes to the Limited Common Areas, the VMC should be in control of any projects. Years ago, Timberton spent thousands of dollars for a Geotech Report and developed a VMC Plan. Both were approved by the County. It is important that the Board read this plan. It was also stated that no single board member has authority to commit funds. All funding is decided by Board vote.
- Mike Burke stated that he wants these types of projects to be reviewed by the VMC to make sure it fits into the plan. Slope issues must be considered, and any clearing might require ongoing maintenance. As there is a limited maintenance budget this must also be considered.

- It was stated that no further volunteer work shall be done in this area as the project has not been approved by the Board. A request was made that VMC add this Limited Common Area to the list of possible VMC projects to be considered.

#### VMC – Debbie Wills

- One project the committee is looking at concerns the Monument Corner at the top of Timberton on the right side (where the sign is currently missing). This corner differs from the other three as it is sloped and not flat. The old heather that was dying was removed last year and the new heather hasn't taken hold due to the water running down the slope. One option to remedy this situation would be to build a small retaining wall and to level out the ground so the plants can have a better chance of surviving. The dead arborvitae that was removed 2 years ago would also be replaced. No bids have been received yet.
- The most recent VMC project was the Fall cleanup. Ferns were planted along the outer edge from the gazebo where the ground drops off. Cleanup was done at the Memorial Park, the corners at Timber Ridge and Heritage and in the rock area on Vista Wood Court.
- Greenstate Landscaping completed the brush clearing and tree removal on the corner of Timberton Drive and Heritage.

#### FMC - Vicki Derrenberger

- The September/October/November Financials have been posted on the website.
- Other than the normal operating expenses of electricity and landscape maintenance, payments were made for the cleanup of the ponds, the shrub trimming at the corner of Timberton and Heritage and to renew the PO Box.
- The invoices for the 2<sup>nd</sup> dues installment, which covers 1/1/19 to 6/30/19, are being sent out this week.

#### Old Business:

- A. Issue resolution process review: Updated by Vicki for SBCA
  - The SBCA Board met with the Law firm last month and received more information on how to complete the fine policy. At the November Board workshop, there was discussion on a few of the unfinished areas. The revised policy has been sent to the Board to review and make final comments. We hope to be setting a date for the community meeting soon.
- B. Communication e-blast to all homeowners as a reminder of acceptable conditions for the appearance of lots and homes.
  - At the September meeting there was a long discussion on this topic. Mike put together a one-page option but felt the passion to do this has passed. It was also stated that we missed the opportunity to get something out this fall. Mike considers this a closed matter unless the subsequent board wishes to pursue it.
- C. Request landscaper to rotate limited common area maintenance.
  - Debbie has spoken with Luis from Greenstate Landscaping and he has already started to rotate maintenance in the following areas: the end of McKenzie, the end of Leighbrook, the guard rails on Timber Meadow and Timber Ridge as well as the rock culvert on Vista Wood Court. He will make his rounds and if the area doesn't need attention he will go to the next area.

## **New Business:**

### **A. Repair of monument sign.**

- On November 12<sup>th</sup> an eblast went out explaining that the monument sign at the top of Timberton Drive on the right side has been removed as we are attempting to repair and/or replace it.

The sign came apart in 4 pieces, which have been glued back together. However, the wood has absorbed too much water and the sign is falling apart. The sign on The Paradise Bay Monument is also showing signs of splitting into additional pieces so we may need to replace that soon as well.

Vicki is obtaining pricing for a replacement sign. Corey Signs, who PLA said was the company that was used for the signs during the early development of South Bay was contacted. The cost for the exact same sign, cedar with sandblasted lettering, is \$810 for the first sign, \$688.50 for additional signs ordered at the same time. That does not include sales tax, delivery or installation if needed.

Highway Specialties, which is another company that PLA has used, was also contacted. They explained that they would recommend an aluminum sign as it would have a much longer life than the wood. They have the ability to print the textured look that the wood sign has. The shop manager is working on a proof for the Board to review, but we have not yet received that.

Industry Sign and Graphics, which was the company that Edgewood used when they had to replace their sign that was damaged during road work a few years ago, was also contacted. They have all the information but haven't responded yet.

So, it looks like there are some options. We may need to replace two of the signs. If we went with the aluminum, we could take the sign from the upper left monument and move it to the main entrance. Then the two matching signs could be at the top of Timberton. Another option would be to replace all 3 signs now. If we go with the wood sign, we should get two as there is a price reduction on the second one.

The signs are part of the Reserve Study, so any funds needed would come from there. Once additional information is received, Vicki will forward that to the Board.

### **B. Holiday Bonus for Greenstate Landscaping**

- There was a lengthy discussion as to whether it was appropriate or not to give a holiday bonus from TVHA to the landscape company. Many homeowners have expressed that they are doing a good job and it was recommended that if individuals wanted to do something that would be fine. Vicki and Debbie stated that they would handle this on their own.

**Comments from the Floor:** Steve Bueby stated that the landscape contractors are doing a great job and it's the best the village has looked.

**Comments from the Board:** None

-MSP to adjourn at 4:03 p.m. (all eyes)

Respectfully submitted,  
Vicki Derrenberger, TVHA Secretary