

**TIMBERTON VILLAGE HOA
BOARD MEETING May 13, 2019
MINUTES (Approved)**

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

Board Members present: Mike Burke, Debbie Wills, Vicki Derrenberger

Village Residents present: 11 homeowners present (see sign in sheet on file)

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

-**MSP** to approve Minutes from March 25, 2019 Board meeting (all ayes)

New Homeowners: None present

Comments from the chair: This is the last official Board meeting before the Annual Meeting on June 24, 2019. Spring is here and a tiny little fawn was spotted along Timberton Drive, a great example of the circle of life.

Comments from the floor: None

Formal Correspondence: We did receive notification from the Insurance Company (CAU) that our policy is due to renew. This has been taken care of for another year.

Committee Reports:

ARC – Vicki Derrenberger

- There is only one application since our March meeting. Bill Buzenberg, one of our new homeowners, submitted an application to install a propane tank and venting for his fireplace. This was approved by the SBCA ARC.
- We also had 2 Limited Common Area Applications which will be discussed in the VMC report.

VMC – Debbie Wills

- Greenstate is currently mowing twice a month. Mike made a suggestion that when the contract is renewed (for the 2020-2021 fiscal year) that between mid-April to mid-May, when the grass is really growing, that they mow weekly.
- Greenstate will be mulching both sides of the Timberton entrance later this month.
- A request was made to check with Greenstate to make sure they are aware of the boundaries of the corner monument on the left, at the top of Timberton Drive, as the horsetail are getting quite long there. Debbie stated that volunteers took care of the horsetail in that area last year.
- Two Limited Common Area Applications have been received. One was from Brian Belmont who was requesting that TVHA remove a tree from the Limited Common Area that is leaning at a 45-degree angle. The branches are interfering with an area that is mowed. The Board felt that from the pictures submitted, Greenstate could trim back the portion of the branches that are interfering with the mowing. If Brian wants the entire tree removed, then he can do so at his own expense. **Motion to approve the application with these conditions.** All Ayes

The second application was from Chris LoBosco who has requested permission to remove 12 juvenile trees that he states are growing into his view. There was a lengthy discussion on this request among the Board, Chris and other members in attendance. Chris purchased the house last July and said he does not have pictures from that time. It was explained that pictures are required so that we can tell what his original view was. We may allow a homeowner to maintain a view but not to improve views. It was suggested that he take some current pictures for any future tree cutting requests. There is a concern due to the steep slope where these trees are located. It was also asked what he plans to do with the trees if he is allowed to cut them. He said they could be left on the slope, cut for firewood or if he could get a chipper there, he would chip it. We explained that chipping could cause debris to flow down the slope into the pond and that would not be acceptable. Chris referred to wording on the Timberton Plat Map which he felt gives him an expressed view easement. It was pointed out that a homeowner only has a view easement if it is in the deed of their home. Vicki will get an explanation of what the plat map wording really means. Chris has volunteered to tag the trees in question and then the Board will come to view them, the slope and any other concerns regarding this project.

FMC - Vicki Derrenberger

- There was no financial report as the bookkeeper was out of town. The March/April financials will be prepared shortly.
- The 1st installment of the HOA Dues should be going out some time in June. Kathy explained that she would like to recreate the invoices so that they cover an entire year, like our property tax bills. Mike stated that this would be something the new board can discuss.

Old Business:

- Status of Annual Meeting preparation – the mailing packet is ready to be printed and will be mailed out this week. The room setup is the same as last year except only 1 table and microphone is needed for the Board. Set up begins at 2:00 with the meeting starting at 4:00.
- Mike will prepare the first draft of the power point presentation and will purchase the wine and other beverages, as well as getting the liquor license.
- Debbie, Vicki and Maria are in charge of decorating.
- Dale Wills has volunteered to be a bartender. Lydia, Barb and Kathy have volunteered to help with the food and cleanup.
- An eblast will be sent the beginning of June seeking additional volunteers and as a reminder of the upcoming annual meeting.

Comments from the Floor: None.

Comments from the Board: Mike stated that the quarterly meetings are working out well.

-MSP to adjourn at 3:58 p.m. (all ayes)

Respectfully submitted,

Vicki Derrenberger, TVHA Secretary