

**TIMBERTON VILLAGE HOA
BOARD MEETING December 9, 2019
MINUTES (Approved)**

The meeting was called to order by Maria LeCato at 3:00 pm.

Board Members present: Maria LeCato, Ruth Gribbin-Schmitt, Roger Bryan, Tom Snelson, John Sweet

Village Residents present: Kathy Kubesh, Steve Beuby, Rich Durbin, Carol Durbin, Diane Germain, Don Abbott, Verba Abbott, Lydia Kelly, Rick Hellewell, Deborah Bryan

Motion 1: Following distribution of minutes of the Board Meeting held 9-9-19, Roger Bryan moved to accept the minutes. Tom Snelson seconded the motion (all ayes - motion carried).

Motion 2: John Sweet moved to approve the agenda. Roger Bryan seconded the motion (all ayes - motion carried).

Introduction of new homeowners: Don and Verba Abbott.

Comments from the chair:

John Sweet has been appointed to the Timberton Village HOA Board as the Vegetation Management Committee Chair. John Sweet previously served SBCA.

Comments from the floor:

● Membership requested ARC application 19-21 clarification (75 Timber Ridge Drive). Steve Beuby offered to help in future matters and offered to address SBCA. Membership requested TVHA Board and TVHA Membership ask to be added to the next SBCA meeting agenda to:

- request clarification of TVHA to SBCA ARC process
- request substantiation of the rules and and legality of SBCA's opposing action
- document TVHA paper trail and chain of activity in denying the Bartholomew ARC application and SBCA's subsequent counter approval.

Membership added even as non-immediate neighbors, they are impacted by SBCA's approval in opposition of TVHA disapproval of the same application.

- Diane Germain offered to help with Vegetation Management Committee.
- Rick Hellewell encouraged board members to send him documents for posting - agenda, ARC applications, minutes, updates...

Formal correspondence received from three parties:

- 1) The Secretary of State sent a letter acknowledging TVHA annual report.
- 2) Jefferson County Department of Community Development indicated closure of case number COM08-00129 & 00133.
- 3) A solicitation to TVHA to harvest Timberton Village trees was received.

Committee Reports:

ARC Committee: Roger Bryan reported Application 19-20 remains pending a GEO report. Application 19-27 was approved.

New ARC applications received:

Application 19-27 for landscape/retaining wall. The application was submitted to SBCA & lost by SBCA. Roger will hand carry application 19-27 to SBCA with TVHA recommendation for approval.

Going forward, ARC applications shall be posted on timberton.org when received.

Vegetation Management Committee: John Sweet offered nothing to report.

Finance Committee: Tom Snelson and Kathy Kubesh shared information on our financials. The first 2019 bi-annual due payments for all members in TVHA have been received and some payments for the second 2019 bi-annual due payments have been received. We are operating under budget. Financials are posted on timberton.org.

Emergency Preparedness Committee: Maria LeCato reported Susan Cross is serving as our Interim Emergency Preparedness Committee Chair. Membership wanting to attend or participate are invited January 9th at 6:00 pm at 114 Timber Ridge Drive.

Old Business:

Action Items from September 9th, 2019 Meeting:

- 1) Maria LeCato will review our landscaper contract - *completed*.
- 2) Maria LeCato will follow-up with our contractor for the replacement post at the top of Timberton Drive - *completed*.
- 3) Maria LeCato will follow-up on a letter we received from Jefferson County regarding a permit not pulled on tract "C" for a past tree cutting (circa 9 years ago) - *resolved*.
- 4) Maria LeCato will follow-up with the Stratum Group regarding tract C. Application 19-20 will be revisited pending the results - ***not yet completed***.
- 5) Ruth Gribbin-Schmitt will request the board room for future meetings- *completed*.
- 6) Ruth Gribbin-Schmitt and Maria LeCato will complete paperwork for the our Annual Report to the Secretary of State - *completed*.
- 7) Maria LeCato will send an EBlast soliciting leadership and membership participation for Vegetation Committee, ARC Committee and Emergency Management Committees - ***not yet completed***.

New Business:

Membership was surveyed for satisfaction with our current landscapers, and all that responded were favorable. Vegetation Management Committee will consider renegotiating a new contract with the same landscaper with additional care.

Website revision/updates are being considered.

Action items:

- 1) John Sweet will contact Jefferson County PUD regarding a leaning tree on the power line on PUD property.
- 2) John Sweet will propose changes for our next landscape contract.
- 3) Maria LeCato will follow-up with SBCA on fines.
- 4) Maria LeCato will request TVHA time on the next SBCA ARC meeting agenda.
- 5) Tom Snelson will request parking guidelines clarification from SBCA.
- 6) Roger Bryan will compile a paper trail for ARC application 19-21 and participate in the next SBCA ARC meeting.

Motion 3: Ruth Gribbin-Schmitt motioned to adjourn at 4:00 pm Roger Bryan seconded (all ayes - motion carried).