

TIMBERTON VILLAGE HOA
BOARD MEETING March 18, 2019
MINUTES (Pending Approval)

The meeting was held on www.freeconferencecall.com called to order by Maria LeCato at 1:07 pm.

Board Members present: Maria LeCato, Ruth Gribbin-Schmitt, Roger Bryan, John Sweet, and Tom Snelson (joined mid meeting)

Village Residents present: Kathy Kubesh

Motion 1: John Sweet moved to approve the agenda with the correction of our next scheduled board meeting as May 11th. Roger Bryan seconded the motion (all ayes - motion carried).

Motion 2: Regarding the Board Meeting held 12-9-19, Roger Bryan moved to accept the minutes. Maria LeCato seconded the motion (all ayes - motion carried).

Introduction of new homeowners:
None Present.

Comments from the chair:
None.

Comments from the floor:
Kathy Kubesh suggest we have a special board meeting for the purpose of the proposed budget prior to the annual meeting mailing in April.

Formal correspondence received from two parties:

- 1) Jefferson County PUD (JPUD) drafted a letter regarding care of vegetation near transformers and tree removal near JPUD lines.
- 2) Maria LeCato sent a letter requesting SBCA a 30 day moratorium on ARC applications contrary to TVHA ARC determinations. SCBA denied TVHA's request.

Committee Reports:

ARC Committee: Roger Bryan reported:
Application 19-28 A-B was approved.
Application 19-29 was approved.
Application 19-30 A-B was approved.

Vegetation Management Committee: John Sweet offered satisfaction with the current landscapers and looking at continuation with a new contract with the same landscapers.

Finance Committee: Tom Snelson and Kathy Kubesh shared information on our financials.

- ◆ Two TVHA members with one dues payment outstanding.
- ◆ The flag display payment has been paid.
- ◆ Property Taxes have been paid.
- ◆ Our budget will largely look the same for next year.
- ◆ We are not required to do a new reserve study, as we can use the same study for 3 years.
- ◆ We have beyond 100% of our reserve and may allocate funds to different needs in our next budget.
- ◆ We are not anticipating any rate increase to the membership dues.

Financials are posted on timberton.org.

Motion 3: Ruth Gribbin-Schmitt motioned to unlock financials, minutes and budget information on our website and move the formal board correspondence to members only. John Sweet seconded. (all ayes - motion carried).

Emergency Preparedness Committee: Maria LeCato will confirm with Susan Cross that she is serving as our Interim Emergency Preparedness Committee Chair.

Old Business:

Action Items from past meetings:

1. Maria LeCato will follow-up with the Stratum Group regarding tract C. Application 19-20 will be revisited pending the results - **not yet completed** - *Roger will follow-up recommending a new application.*
2. Maria LeCato will send an E-Blast soliciting leadership and membership participation for Vegetation Committee, ARC Committee and Emergency Management Committees - **not yet completed.**
3. John Sweet will contact Jefferson County PUD regarding a leaning tree on the power line on PUD property (resolved).
4. John Sweet will propose changes for our next landscape contract (in process).
5. Maria LeCato will follow-up with SBCA on fines (not yet completed).
6. Maria LeCato will request TVHA time on the next SBCA ARC meeting agenda (completed).
7. Tom Snelson will request parking guidelines clarification from SBCA (tabled)
8. Roger Bryan will compile a paper trail for ARC application 19-21 and participate in the next SBCA ARC meeting (completed).

New Business:

Vegetation Management Committee will consider renegotiating a new contract with the same landscaper with additional care with annual increases to be decided upon in May.

June Elections: We need to inform the membership that elections are coming if they'd like to submit a bio.

Action items:

- 1) Maria LeCato will walk a notice of elections around to members who aren't receiving emails and send an eblast.
- 2) Maria LeCato will obtain the liquor license and obtain beverages.
- 3) We will hold a special board meeting to address finances on April 16, 2020 at 1:00 pm at the Bay Club if it is open or on freeconferencecall.com if it is still closed.

Our next board meeting will next meet May 11, 2020.

Motion 4: John Sweet motioned to adjourn at 2:27 pm Roger Bryan seconded (all ayes - motion carried).