

TIMBERTON VILLAGE HOA
ANNUAL MEETING JUNE 24, 2019
MINUTES (APPROVED)

1. **Meeting** called to order at 4:06 p.m. by Mike Burke, President
2. **Determination of Quorum and approval of agenda** – Vicki Derrenberger, Secretary
 - Village Residents Present: 29 households represented in person and 21 additional households represented by submitted proxies.
 - Determination of Quorum: Secretary, Vicki Derrenberger announced a quorum of represented households at 50. (50 of 78 households = 64.1%) Total votes: 48, due to incorrect voting issues • Approval of Agenda **MSP** (all ayes)
3. **Introduction of New Homeowners** - Mike Burke asked if there were any new homeowners present. A warm welcome was given to Ann Louise Maynard, Allison Sale, and Steve and Colleen Hudson.
4. **Introduction of Current Directors** - Mike Burke, President; Vicki Derrenberger, Secretary/Treasurer and Village ARC Representative; Debbie Wills, Vice President and VMC Chair.
5. **Approve Minutes** from May 13, 2019 Regular Board Meeting, **MSP** (all ayes) and last year's Annual Meeting of June 25, 2018 **MSP** (all ayes).
6. **Committee Reports:**
 - a. ARC - Vicki Derrenberger, Chair

Last year SBCA made some changes to the ARC application process. There is a link on the Timberton Website where you can access all the application forms. Also located on our website is the Timberton Limited Common Area Application form.

This year SBCA adopted an Enforcement Policy effective 4/2/19. This is also located on the SBCA website. Vicki encouraged anyone who has a project on their lot that they follow the process to get SBCA approval to avoid any possible fines.

From July 2018 through today we have received a total of 20 applications, all of which have been posted on the Timberton Website:

- Landscape Applications received and approved (tree removal/plantings, outdoor steps replaced, dry creek bed added, 2 ft retaining wall and a decorative terrace wall, exception on fence for child safety that is not to be used for dogs and the addition of a propane tank)
- Building Modification Applications received and approved (2 decks with composite material)
- Limited Common Area Applications received and approved, several were approved, and one was approved with conditions and one was denied. (most involved vegetation maintenance of blackberries, removal of dead or fallen trees, trimming back of alders). One was a request to remove 12 trees for view maintenance, but the Board found that in the 8 months since the homeowners have lived here, their view has barely changed. The Board also has concerns regarding the slope. A recommendation will be made to the new Board to contact the County regarding the slope to see if they classify it as a critical as well as the possibility of doing another Geotech report on Tract C.

Reminder: If you plan to make any changes to the outside of your home or lot, please check with the Village ARC to see if you need to submit an application form before starting any project. Applications that need SBCA ARC approval must be submitted by the 2nd Friday of the month for review the following week.

b. VMC - Debbie Wills, Chair

We are starting the 2nd year of the landscape contract with Greenstate Landscaping. They have been doing a tremendous job. They have also picked up some of the work that the VMC Committee previously took care of, so we haven't had to have as many work parties this past year.

c. FMC - Vicki Derrenberger, Treasurer

The Invoices for the 1st installment of our new 2019-2020 fiscal year were sent out on June 7th. This covers the period from July 1st through December 31st. If you have not received your invoice, please let Vicki or Kathy Kubesh know, and they'll see that another one is sent to you. As of this morning we have received 46 payments.

This year the Finance Committee once again looked at the Reserve study. As a reminder or for those new homeowners - The purpose of the reserve study is to assist us in making sure we set aside the appropriate amount of funds so should the need

arise to repair or replace one of our assets the money is available. This allows us to NOT require a special assessment from our homeowners.

This year Debbie and Vicki visually inspected the TVHA Assets. The Gazebo roof was treated for moss and a recommendation will be made to the next Board to see if the roof might need replacing sooner than later. As far as the Monuments, new signs were installed early this year. These are aluminum, rather than wood and will require minimal maintenance. The cost was \$774 compared to a cost of \$ 3,786.75 had we bought 3 wood signs. The mailbox clusters were all washed with a mild cleaner and water. Several of the tops have sap from the overhanging trees on them. Otherwise look good. The retention ponds are in good shape. Greenstate Landscaping cuts and rakes the Double Ponds and Woods Pond. The Spinnaker Pond is a wet pond that has cattails which help to filter the water before it goes to the ocean. Eventually this pond may need to be dredged. Per the reserve study it was to be done this year, but it doesn't need it yet. Many factors can affect the pond with the worst being silt from brush/trees that are cut in the Limited Common area behind homes on Timber Ridge and the homes on the crest above the Spinnaker Pond. Rain washes the silt from the slopes into the pond and then settles on the bottom.

Lastly, if your personal information has changed, there are forms available to update your mailing address, phone or email. This allows us to make sure your invoices are going to the correct address and also helps us maintain our Resident list which we use for sending our email blasts.

7. Old Business:

a. Timberton's Emergency Management team - Tom Carter

Tom stated that he has been doing this for 21 years and this will be his last rodeo. Tom introduced the Block Captains and thanked them for their participation in the program. He stated he had various items at the table for homeowners to take home.

b. Timberton's Greeter Program – Vicki Derrenberger

Currently we have greeters for all streets in Timberton. Of the pages included in the Welcome Packet, the TVHA ARC Application Procedures was updated in April. After today's meeting, several of the pages will need to be updated with the new Board information. Once this is done the current greeters will be notified of the changes.

8. **New Business:**

- a. There was no new business at this time.

9. **Annual Report and Voting Options** - Mike Burke, President

TVHA Status 2019

- Successfully Changed Board Meeting schedule to quarterly.
- Replaced Monument signage.
- Good fiscal management kept dues at current level for the second year in a row.
- The Website continues to be dynamic, current and informative thanks to Webmaster Rick Hellewell.
- Mike pointed to a chart that showed our Year End Fund Balance continues to grow year over year.
- Mike summarized the VMC achievements which included removal of many snow damage trees and work at the entrance monuments that included trimming of bushes and spreading of compost to help enrich the soil for the plants.
- Debbie spoke about pictures of VMC volunteers over the past 4 years and thanked them for their hard work.

TVHA's Future Focus

- Maintain our sustainable status.
- Continue Active Pursuit of Vegetation Management Projects.
- Call for Volunteers to help with VMC and future Board service. Mike thanked Debbie and Vicki for all the work over his past 3 years and stated that if you serve on the Board you not only make great friendships, but you also get to meet the great people in Timberton.

Voting Options

- A. Ratify the TVHA 2019-2020 Budget
- B. Ratify Board approval of the annual update of the Reserve Study
- C. Election of five Board Directors
 - Incumbent Directors Mike Burke, Debbie Wills and Vicki Derrenberger have finished their current terms.
 - Five Director positions are open for vote this year. Candidates include:

- Paul Hinton (two-year term)
- Maria LeCato (two year term)
- Ruth Schmitt (two-year term)
- Roger Bryan (one-year unexpired term)
- Tom Snelson (one-year unexpired term)
- Other candidates from the floor? Felicity Self stated she would like to serve on the Board.

10. Voting

- Time to Vote
- Ballots have been distributed
- Please vote now
- Someone will collect completed ballots
- Results will be announced as soon as the count is completed

11. Announcements of voting results – Vicki Derrenberger

- Ratification of the new Budget for 2019-2020 48 Yes 0 No
- Ratification of the annual update of the Reserve Study 47 Yes 1 No
- Election of new Board Directors

Paul Hinton	48 Votes	2-year term
Maria LeCato	45 Votes	2-year term
Ruth Schmitt	46 Votes	2-year term
Roger Bryan	44 Votes	1-year term
Tom Snelson	45 Votes	1-year term
Felicity Self	12 Votes	

12. Next Regular Board Meeting

The new Board will schedule a special meeting to elect officers and to set the quarterly meetings for the 2019-20 fiscal year.

13. Comments from the board - Mike thanked all homeowners for attending the Annual meeting. Vicki and Debbie thanked each other and Mike for our time spent on the Board together.

14. Comments from the floor – Brian Belmont wanted to know why the Reserve Study is funded at 113%. Kathy Kubesh explained how the computer program figures out amounts based on entries of component costs and useful/remaining

life. Terra Girard suggested that at some point the Board needs to have an open discussion about the extra percentage.

15. **Adjournment** at 5:22p.m. **MSP** (all ayes) Social followed.

Respectfully submitted,

Vicki Derrenberger
Secretary