

**TIMBERTON VILLAGE HOA
BOARD MEETING JULY 26, 2021
MINUTES - APPROVED**

Meeting called to order by Roger Bryan at 5:30 p.m.

BOARD MEMBERS present: Roger Bryan, John Sweet, Tom Snelson, Samer Elgezawi, Ann Maynard

VILLAGE RESIDENTS present: 12 – Attendance Sign-in Sheet on file

Motion was made, seconded, and passed unanimously to approve the agenda.

Roger Bryan confirmed the election of board members for two-year terms – John Sweet, Samer Elgezawi, and Ann Maynard

Roger Bryan confirmed the ratification of the budget for 2021-22.

Introduction was made of Board Officers and Committee Chairs:

Roger Bryan, President
John Sweet, Vice President
Tom Snelson, Treasurer
Ann Maynard, Secretary

ARC (Architectural Review Committee), Chair – Roger Bryan
VMC (Vegetation Management Committee), Chair – John Sweet
VFC (Village Financial Committee), Chair – Tom Snelson
VVC (Village Volunteer Committee), Chair – Samer Elgezawi

APPRECIATION was expressed for retiring Board Officers – Maria LeCato (President) and Ruth Gribbin-Schmitt (Secretary). Honorable mention and appreciation was expressed for Kathy Kubesh who handles our bookkeeping and has a depth of knowledge about our Association.

Future quarterly Board meeting dates are as follows:

Monday, September 27, 2021; Monday, December 20, 2021; Monday March 28, 2022;
Monday, June 27, 2022 - ALL AT 5:30 P.M.

Location: at the Bay Club, assuming that the Bay Club will have open meeting room facilities

Annual “Social” – not yet determined, but perhaps sometime this Fall.

Annual Meeting – June 2022 – date, time and location not yet determined.

Approval of the Minutes of the June 30, 2021 Annual Village Meeting has been tabled until the next Annual Meeting.

MOTION was made, seconded, and passed unanimously to authorize Roger Bryan be added as bank account signatory, and Maria LeCato removed as same.

A reminder was issued for the next SBCA Annual Meeting which will be Wednesday July 28th at 3:00 p.m. – remote access only.

COMMITTEE REPORTS:

ARC – Roger Bryan – explained the ARC process and requirements. He reported that 5 ARC and 2 CC&R Review requests have been approved year-to-date, including painting of residence, deck repairs and tree removal. One request for a hot tub and stump removal has been approved by our ARC and forwarded to the SBCA ARC for their approval.

VFC – Tom Snelson – explained the basic expenses we incur including: insurance, grounds maintenance, electrical, Federal taxes and postage. HOA dues are 45% collected for the current half-yearly billing period. Financial reports are posted on our Web Site. Kathy Kubesh noted that we currently have a contingency fund balance of \$22,157.

VMC – John Sweet – committee members are Roger Bryan, Maureen Black, and Diane Germain. John reported that a tree at the bottom of Timberton Drive had a broken branch which has been removed by Dan Field of Field's Tree Care at a cost of \$163.50 and asked for approval to pay that bill.

MOTION was made, seconded, and passed unanimously to approve payment of \$163.50

John reported that a member requested that blackberry bushes and weeds along the East side of Timberton Drive be cut back to the tree line. A quote was received from Greenstate Landscaping to cut it back beginning at the utility boxes on the left side of the descent of Timberton to approximately where the ponds begin. The quote was \$1,250. John asked for approval for the work to be done and the amount as quoted.

MOTION was made, seconded, and passed unanimously to approve the work and the funds.

John also reported that a Common area on Vist Wood needs clean up. There is a rock drain area that needs to be cleaned out, some weeds and very small alders need to be removed along the drain area. Greenstate Landscaping has quoted \$250.00 to do the job. John has asked for approval to authorize the work and pay the quoted amount.

MOTION was made, seconded, and passed unanimously to approve the work and funds.

Also reported on were four projects that could be acted on as Volunteer Projects:

- 1. Removal of overhanging branches on Timberton Drive**
- 2. Removal of weeds in the rock drain areas at the top and bottom of Timberton Drive.**
- 3. Weed-whack of guard rail area on Timber Meadow Drive**
- 4. Cut weeds uphill from the utility box**

MOTION was made, seconded, and passed unanimously to identify these Volunteer Projects for approval by the Board.

It was noted that in order for our Volunteers to be covered (excess coverage – which would be beyond any personal insurance carried by a volunteer) by our insurance policy, the projects have to be approved by the Board and listed in the Minutes. This would then be BOARD SANCTIONED EVENTS.

A list of projects to submit to the Board will be compiled by our Volunteer Committee.

Emergency Management Team – Bob Cross. Bob explained that he is the central point of contact in an emergency, the Block Captains are the leaders. The committee is currently exploring how to interface with our residents.

UNFINISHED BUSINESS - none

NEW BUSINESS- none

COMMENTS from the floor: Dori LaMance, the Greeter on McKenzie Lane reported that she no longer reviews the CC&Rs with new residents because there doesn't seem to be any consequences if the CC&R's are broken. John pointed out that SCBA has consequences, including putting a lien on the property, if the complaint moves to their level. Roger addressed the process of filling out a complaint form, or simply informing a Board member of the complaint and it will be addressed either within our HOA procedures or passed on to the SBCA as necessary.

COMMENTS from the Board - none

MOTION was made, seconded and passed unanimously to adjourn at 6:40 p.m.

Respectfully submitted,

**Ann Louise Maynard
Secretary**