

**TIMBERTON VILLAGE HOA  
BOARD MEETING MARCH 28, 2022  
MINUTES - APPROVED**

Meeting called to order by Roger Bryan at 5:30

**BOARD MEMBERS PRESENT:** Roger Bryan, John Sweet, Tom Snelson, Samer Elgezawi, Ann Maynard  
**VILLAGE RESIDENTS present:** 22 - Sign-in Sheet on file

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

Board Members as well as our Bookkeeper and Webmaster were introduced.  
New homeowners, present, were introduced: Chuck Baumann.  
Village Residents, present, introduced themselves.

Motion was made, seconded, and passed unanimously to approve the Minutes of the December 20, 2021 Board Meeting.

**COMMENTS FROM THE CHAIR**

Roger Bryan addressed our adopted theme: "IT TAKES A VILLAGE", and spoke about the spirit of community participation, and the strength of our volunteer teams. He thanked our Volunteer Teams which include: Emergency Preparedness, Vegetation Management, Neighborhood Greeters, Financial-Bookkeeping, Webmaster and the Board of Directors.

**COMMENTS FROM THE BOARD – None.**

Correspondence received: Re: Timberton Trail add-on. From Larry Scott, Port Ludlow Trails Committee requesting permission to add signage and a trail on their trail map. The trail is along an access road and comes out on Paradise Bay Road by Spinnaker Pond.

Motion was made, seconded, and passed unanimously to approve the access road be added to Port Ludlow Trails map with signage, at no cost to TVHA.

**COMMENTS FROM THE FLOOR**

Steve Beuby – Moss treatment is being coordinated with residents of Timber Meadow so as to get a group discount – anyone interested in joining should contact Steve. The price per home is estimated to be \$60.

John Auty - concerns:

1. Repair of mailbox on Timber Meadow – Roger reported that a locksmith has been contacted.
2. Winter ice on Timber Meadow hill – would like a sand box or salt be made available. Roger will call the County to get feedback from them as to what can be done. The Timberton roads are the responsibility of the County.
3. Clearing of vegetation on the Gazebo trail, enhancing the view from the Gazebo, and possibly reconditioning the Gazebo. A discussion ensued: the Gazebo is in good shape, vegetation clearing and view enhancement was last done in the past 5 years. John Sweet indicated that the terrain was

too steep for this to be a volunteer project, and would seek a quote on enhancing the view. It was further suggested that this item be put on a list of “Planned Projects”.

Tom Snelson commented on the need to determine projects for the coming year and make a plan that we can budget for.

Verba Abbott – would like the Monkey Puzzle Tree (?) in the Bobcat area on Heritage Drive to be trimmed or removed. It appears to be in bad shape. It was suggested that this be put on a list for consideration of planned projects.

John Auty further suggested that the “weed patch” on Timber Meadow be addressed. It was suggested again suggested that this is another item to be put on a list for consideration of planned projects.

Sue Cross, in absentia, has suggested the implementation of a Neighborhood Watch Program. A brief discussion ensued that it is something that can be looked into. The general opinion is that we don’t have a problem in our Village, and that folks here generally keep an eye on their neighbors and their neighbors’ property.

#### COMMITTEE REPORTS:

ARC – Roger Bryan – nothing to report

VCM – John Sweet- Our landscape contract with Green State Landscaping expires on June 30<sup>th</sup>. They are willing to execute another 2 year contract at current prices (\$1,300 per month, one \$1,560 annual fee, and one extra mowing fee of \$400 – all presumably plus tax).

Motion was made, seconded and unanimously approved to approve a new two year contract with Green State Landscaping.

John discussed the possible thinning of trees along Timberton Drive to allow viable growth to flourish. Trees thinned would be “runts”. He has had input from various sources. It was suggested that part of this could be done with volunteers and that trees to be thinned would be identified first. It was suggested that this is another Priority Plan Item. John further mentioned that brush behind the guardrail (on Timber Ridge) still needs to be taken care of, and various downed branches on Common Areas need to be removed. He also mentioned that the Germains (Timber Heights) have previously requested the removal of brush below their home. This would be at their expense. As this was previously approved, the Germains were informed that they could and should proceed. There were no objections.

It should be noted that projects, such as all of the above, and others still to be determined, will be put on a list of projects to be presented to our membership at our annual meeting. The membership would prioritize the projects.

FINANCE MANAGEMENT – Tom Snelson/ Kathy Kubesh – there has been some confusion with the recent dues assessments. Some residents missed invoices and reminders. Kathy Kubesh suggested sending out an E-Blast letting everyone know that invoices were being sent (by email and USPS). She also suggested shortening up the grace period for late payments. This should be an item for

discussion at our Annual Meeting. Financial statements are posted on our website. We are in good shape financially.

**VILLAGE VOLUNTEERS – Samer Elgezawi – the Committee continues to coordinate with our Village Projects.**

**EMERGENCY MANAGEMENT – Bob Cross – no report.**

**NEIGHBORHOOD GREETERS – Ann Maynard – noted the need for volunteers – we have 4 new ones and looking for one more for Leighbrook Lane. Gave a brief overview of the Welcome Packet and noted that some changes are being considered. The main change will be the addition of information on Dues Assessments. Stated that when the new packet is ready, copies will be made and distributed to the Greeters. New Greeters will be given an orientation.**

**Webmaster – Rick Hellewell was recognized and thanked for his hard work on our behalf.**

**OLD BUSINESS - none**

**NEW BUSINESS - none**

#### **DISCUSSION**

**There are two expiring Board Member positions (Roger Bryan and Tom Snelson) and elections for filling those positions will be held at our Annual MEETING. Also at that time, voting will take place to pass our Annual Budget. Voting may be done by either mailing in proxy forms which will have been sent to each resident household or in person at the Annual meeting.**

**It has been suggested that we hold our regular Quarterly Board meeting immediately (same date) prior to our Annual meeting. June 27<sup>th</sup> is the deadline for holding our Annual Meeting – actual date is still to be determined.**

**Motion was made, seconded, and passed unanimously to adjourn at 7:00**

**Respectfully submitted,**

**Ann Louise Maynard  
Secretary**