

**TIMBERTON VILLAGE HOA  
ANNUAL MEETING JUNE 27, 2022  
MINUTES**

Meeting was called to order by Roger Bryan at 6:30p.m.

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

**VILLAGE RESIDENTS PRESENT:** 34 - Attendance Sheet on file.

It was determined that there was a quorum.

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

Motion was made, seconded, and unanimously passed to approve the minutes of the June 28, 2021 Annual Meeting.

Introduction was made of current Board Members.

Introduction was made of Board Member Candidates – for 2-year terms: Roger Bryan, and Steve Gill.

Roger invited nominations from the floor for Board candidacy and Chuck Baumann offered himself as a candidate and gave us some background information on himself.

The Board Election and Budget Ratification was declared closed.

#### **COMMITTEE REPORTS**

**FINANCIAL MANAGEMENT:** Tom Snelson – Addressed the budget, noting that the biggest change for the coming year is the hiring of a bookkeeper. Funds for that were allocated from the VMC, Land and Capital Improvements budget item, and dues were increased by \$15 annually, per household to cover this expense. Other budget items are as usual: landscaping, insurance, special VMC projects, electricity, holiday flags and office supplies. Budget and Financial statements are on our website.

One resident asked how much we are going to be paying our new bookkeeper. Tom replied: \$2250.

Chair comment – special thank you to Tom Snelson for his service on our Board. Special thank you to Kathy Kubesh who has been our volunteer bookkeeper for 9+ years. The Board has authorized a gift certificate for Kathy.

Introduction was made of Marcia Dreyer who has been hired by the Board as our new bookkeeper.

**ARCHITECTURAL REVIEW:** Roger Bryan – gave a brief review of the ARC functions.

**VEGETATION MANAGEMENT:** John Sweet – reviewed the purpose of the VMC per our Charter. He noted that we have a new 2 year contract with Greenstate Landscaping, which is the same cost as the previous contract (which included an amendment for services).

**EMERGENCY MANAGEMENT:** Bob Cross – spoke about the prudence of implementing a training program for our Block Captains. He also addressed the need to resolve inconsistencies in information. Information needs to be updated and made available to Village members and agencies involved with handling emergencies.

Chair comment – Roger thanked Samer Elgezawi who headed our Village Volunteer Committee.

Chair comment – regarding the Village Volunteer Committee – Roger commented that this committee and volunteer effort has been useful and he would like to see it continued.

**OLD BUSINESS** - none

**NEW BUSINESS** – none

**COMMENTS FROM THE FLOOR** – a resident expressed disappointment at not having an annual “Social”, and it was further discussed by the membership. One member expressed that it might be more meaningful to have informal/casual socializing of neighbors rather than a huge group social.

**RESULTS OF VOTING:** a total of 44 ballots were received.

**Ratify the budget:** 41 Yes votes, 2 No votes, one ballot not “checked”

**Board candidates:** Roger Bryan – 42 votes  
Steve Gill – 30 votes  
Chuck Baumann – 14 votes  
Tom Snelson – 2 votes  
“ABSTAIN” - 1

The 2022-2023 Budget has been ratified.

The new Board will be: Roger Bryan, John Sweet, Ann Maynard, Steve Gill, and Chuck Baumann.

Motion was made, seconded, and passed unanimously to adjourn at 7:30P.M.

Respectfully submitted,

Ann Louise Maynard  
Secretary