

TIMBERTON VILLAGE HOA  
MARCH 27, 2023  
MINUTES

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

BOARD MEMBERS PRESENT: Roger Bryan, John Sweet, Ann Louise Maynard, Chuck Baumann

VILLAGE RESIDENTS PRESENT: 12 - Attendance Sign-in Sheet on file

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

Motion was made, seconded, and passed unanimously to approve the minutes of the December 19, 2022 Board Meeting.

Board Members were introduced.

Residents, present, were introduced.

Comments from the Chair – Roger Bryan. Roger commented on Security and noted that 2 presentations have been made (for all South Bay Residents) by the Sherriff's department. A workable process is being pursued, including a Neighborhood Watch program spear-headed by Bob and Sue Cross. Also mentioned was that there are THREE 2-year Board of Director's seats coming open as of June 30, 2023. We already have some volunteers to run for those seats at our Annual meeting.

Comments from the Board – John Sweet said that he was pleased with the job Green State Landscaping (Luis Ramos) is doing for us. A resident asked for clarification on what Green State was responsible for here in Timberton and John elucidated.

Comments from the Floor – A resident commented that they were having difficulty navigating our website. Ann Maynard volunteered to help with that. The same resident also expressed concern over impending plans to remove Alders. John Sweet said he would address that in his VMC Committee report tonight.

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW: Roger Bryan –No activity since our last quarterly Board meeting.

VEGETATION MANAGEMENT: John Sweet – Briefly reviewed the VMC Charter relative to the Committee's purpose and responsibilities. He also discussed the Alders that have been identified to be removed on Timberton Drive. He clarified for residents, present, where these Alders are and the identification of same by the pink ribbons attached to them. A resident indicated that he would like to see maps, posted on our website, of areas under discussion. Another resident commented that heirloom trees are an important concept and that as a community we should focus on the heirlooms and deal with errant, inhibiting trees on a regular basis – as needed. A comment was also made that there should be better communications with our community regarding VMC projects.

John related that he has had a discussion and gotten information from Green State Landscaping about some clearing and limbing of trees at our Gazebo. The work has been previously requested by a resident. John will review the matter, and write up a report for action down the road.

John also addressed the matter of mulching areas at the top and bottom of Timberton Drive – another consideration down the road. In this matter, 2 residents had comments. 1.) we should possibly consider “chipping” the trees which we remove, to provide our own mulch. It was indicated that there would not provide very much mulch. 2.) we could “chip” our trees and have a stockpile of the chips for residents to use.

FINANCIAL MANAGEMENT: Chuck Baumann – noted that our Financial reports are posted on our website, and that we have a healthy bank account. He noted, and a discussion followed, that we have approximately \$56K in CD’s at Kitsap Bank and that we should explore the possibility of moving them to an investment firm to obtain a better interest rate. Edward Jones and Vanguard were mentioned as explorable options

Motion was made, seconded, and after considerable discussion, unanimously approved for Chuck to further investigate moving our CD funds to the best FDIC backed institution for a higher interest rate.

OLD BUSINESS- discussion was held regarding the need for a Reserve Study. The cost of this has been incorporated in our 2023-2024 budget.

NEW BUSINESS – Motion was made, seconded, and passed unanimously to approve the appointment of David Reineke to Timberton’s Board of Directors to assume the unexpired term of Ann Louise Maynard, Secretary, whose resignation is effective after posting, on our website, the Minutes of today’s Board Meeting. David will assume the role of Board Secretary. Ann will assist in an advisory capacity.

Motion was made, seconded, and, after discussion, passed unanimously to approve an increase in Members’ dues of \$18 annually (which is \$9 semi-annually) – effective July 1, 2023. This is a 5% increase in Member dues from \$367 annually to \$385 annually. This increase is within the amount allowed by our Bylaws for a Board-only approval.

Motion was made, seconded, and, after discussion, passed unanimously to adopt the proposed 2023-2024 Budget.

Further comments/questions were raised regarding 1.) the dim street light at the bottom of Timberton Drive. Roger Bryan said he would contact the County about this. 2.) an upcoming meeting of SBCA about the future of the South Bay tennis courts – which are leased from PLA. Comments about the tennis court expressed that the courts were a benefit for all South Bay Residents and the question was raised as to whether or not we, as a specific Village, should take a position. It was noted that those Timberton residents who use the courts are already involved in the problem and this, probably, is not a Village Board-specific issue.

Quarterly Board Meeting to be held on June 19, 2023 @ 5:30p.m. at the Bay Club.

Annual meeting is scheduled for June 26, 2023 @ 5:30p.m. at the Bay Club . The status of a “Social” following the meeting has not been resolved. It has been the consensus of the Board that if a resident

or group of residents wish to organize such an event that the Board will support their efforts and funds will be available.

Agreed by all – what a terrific MEETING tonight !

Motion was made, seconded, and passed unanimously to adjourn at 7:00 p.m.

Respectfully submitted,

Ann Louise Maynard  
Secretary