

TIMBERTON VILLAGE HOA

JUNE 19, 2023

MINUTES

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

BOARD MEMBERS PRESENT: Roger Bryan, John Sweet, Chuck Baumann

VILLAGE RESIDENTS PRESENT: 4 - Attendance Sign-in Sheet on file

Motion was made, seconded, and passed unanimously to approve the June 19 agenda.

Motion was made, seconded, and passed unanimously to approve the minutes of the March 27th Board Meeting.

Board Members were introduced. Chuck Baumann; John Sweet; Roger Bryan.

Residents, present, were introduced.

Comments from the Chair – Roger Bryan.

(1) Noted that missing board members Dave Reineke and Steve Gill were absent with prior notification; Dave on travel, Steve moving out of state. (2) A thank you to both Ann Maynard and to Steve Gill for their service to the community as board members. (3) A follow up summary regarding 'weed control'. Discussion noted that the set back from the street is also within the resident's focus on vegetation control responsibilities. (4) There have been concerns noted about 'free roaming cats' off leash. It was suggested that a village-wide notification be posted before taking any further formal action.

Comments from the Board and Comments from the Floor

Specific discussion addressed in the Vegetation Management Committee report.

COMMITTEE REPORTS:

ARCHITECTURAL REVIEW: Roger Bryan – Two applied applications were approved (1) Dunton – House Painting; (2) Toner/Holtby – Landscape.

VEGETATION MANAGEMENT: John Sweet – A good discussion of current and potential vegetation pursuits. (1) Weed 'abatement' and clearing along Timberton drive has a continuing focus. Experience shows that continued pursuit (i.e. cutting down the reoccurring growth) is helping to keep regrowth to a

minimum. Inclusion as a component in future landscaping contracts should be reviewed at the next renewal date. (2) A prior concern about tree limbing at the Gazebo, once deferred, is open for renewed review. Is it cost effective relative to the benefit received still remains. (3) Mulching top and bottom of Timberton Drive has been deemed positive. The cost quoted is \$1800 per site. Lower Timberton primary. These are quotes only, yet to be approved. Note that mulching is a positive asset and will be a continuing and future expense. It was suggested that future mulching costs could be less if included as a component in the landscaping contract. (4) The expanding 'grove' of Douglas firs remains an item. Suggestions range from 'thinning' to preserve the health of the individual trees to 'leave alone' to slow down growth (height being a concern for possible view impingement – Timber Heights). Action 'tabled' for further review, save for clearing out any dead growth.

Financial Committee: Chuck Baumann – We are financially healthy and solvent. (1) A discussion confirmed that financial reports are posted on the website and also current. (2) A review of paid dues and yet to be received dues payments are varied. Most homeowners are current with the 2023-2024 increase but there are some with 'carry-over' credits to be applied, some with old payment amounts, some with automatic payments needing to be updated. All 'out of sync' dues payments will be contacted for correction and closure. (3) The discussion of replacing the current practice of placing our reserves in CD's with 'other' better interest bearing accounts is still open for discussion.

- Just a note – Along with Chuck Baumann, Marcia Dreyer's name will be associated with notifications of financial interest matters, including the receipt of dues invoicing.

OLD BUSINESS: (1) Reminder regarding Reserve Study. The cost of this has been incorporated in our 2023-2024 budget. (2) The updating as to 'which' board members will carry forward with mailbox access 'keys' and bank account signatures (when the new board is seated) will be determined by the new board. (3) The earlier noted 'dim bulb' streetlight at the entrance to Timberton Drive (corner of Paradise Bay Rd.) has been replaced by a brighter illumination as reported by PUD.

NEW BUSINESS: – The annual board meeting and social is anticipated to be a great event. There is still opportunity for members of the village community to volunteer for hands on participation. Thank you, Terra, Teresa, and John, for stepping up early ... i.e. welcome desk sign up; bar tending wine bar; clean up.

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

Respectfully submitted, Roger Bryan