

Timberton Village Homeowners Association
Board Meeting Minutes
Bay Club, 10:00 a.m., Monday, July 10, 2023

1. Meeting was called to order and quorum established at 10:00. All board members present: Roger Bryan, Chuck Baumann, John Sweet, Teresa Daugherty, David Reineke.
2. Motion made and seconded to approve positions for board members and committee chairs: Roger Bryan as President, John Sweet as Vice President, Chuck Baumann as Treasurer, David Reineke as Secretary, Teresa Daugherty as ARC Chair, John Sweet as VMC Chair, Chuck Baumann as Finance Committee Chair, Roger Bryan as Volunteer Group Chair. Motion passed unanimously.
3. Discussion regarding volunteer groups. Volunteers to work on routine projects not included in landscaping contract. Volunteers to do routine maintenance, such as cleaning up, planting flowers, as well as emergency projects such as clearing downed trees from entrance/exit roads. Non-routine projects to be approved by the board in advance.
4. Discussion regarding new landscaping contract. Per John Sweet, a new contract will be needed as of July 1, 2024. He anticipates an approximately 10% cost increase, and he will have the contract available for board review/approval. Board members were asked to scout additional landscapers for additional bids. It was noted that the current landscaper does a good job and is easy to work with. It was noted that due to risk of injury, it may be advisable to pay landscaper to perform work rather than have volunteer homeowners working on common area.
5. A motion was made and seconded to update authorized bank-account signatories by removing Ann Maynard and adding David Reineke as authorized signers on the Kitsap Bank account. Chuck Bauman and David Reineke will contact the bank and complete necessary paperwork. Motion passed unanimously.
6. It was noted that new homeowners have moved in and should be greeted/contacted.

7. A motion was made and seconded to transfer funds totaling approximately \$56,000 currently in three CDs at Kitsap Bank to higher-interest CDs at Edward Jones. The funds will be combined into a single CD in a new account at Edward Jones. Chuck Baumann will take the necessary steps for transfer. Motion passed unanimously.
8. A motion was made and seconded to proceed with obtaining a reserve study for the HOA. This is a legally required study and Roger has received a quote for \$1,570 for completion. Motion passed unanimously.
9. Discussion regarding HOA mailbox keys. Keys should be held by David Reineke and Chuck Baumann.
10. Discussion regarding keys to gate to upper pond. Keys should be held by John Sweet and Roger Bryan.
11. Dates for future meetings tentatively approved, subject to change if necessary: September 25 at 5:30; December 11 at 5:30; March 25, 2024 at 5:30; and June 17, 2024 at 5:30. Annual Meeting & Social on June 24, 2024.
12. Discussion regarding overpayment to landscaper. John Sweet will work with landscaper to have him do additional work to make up the difference.
13. A motion was made and seconded to adjourn at 11:10. The motion was approved unanimously.