

Timberton Village Homeowners Association
Board Meeting Minutes
(Pending final approval at next board meeting)
Bay Club, 5:30 p.m., Monday, September 25, 2023

1. Meeting was called to order and quorum established at 5:35 p.m. Board members present: Roger Bryan, Chuck Baumann, Teresa Daugherty, David Reineke. Homeowners present: Barb Burke, Lydia Kelly, Gary Daugherty, Verba Abbott.
2. A motion was made and seconded to approve the agenda, and it passed unanimously. A motion was made and seconded to approve the minutes of the July 10, 2023 board meeting with minor corrections, and it passed unanimously.
3. The ARC report was presented by Teresa Daugherty, ARC chairperson. She noted that one landscaping request had been approved for a residence on Timber Meadows Drive. Roger Bryan noted that he had received a request from a homeowner that the neighborhood mailboxes be refurbished to make the numbers more legible. Roger had an estimate of \$198 for the cost of refurbishing the seven mailboxes in the neighborhood. It was decided to inform the homeowner to make a formal request to the board.
4. The Vegetation Management Committee report was written by committee chairperson John Sweet and presented by Roger. The main activity of the last quarter was limbing up trees near the intersection of Paradise Bay Road and Timberton Drive. The tree limbs were blocking the view of the stop sign and the "No Outlet" sign. Brush along Paradise Bay Road to the left of the stop sign was also cut back to provide a better view of oncoming traffic. There are no planned projects currently. The committee stands ready to address needs as they may arise. It was also noted that significant work constructing a new trail has been done by volunteers, including Timberton Village residents Neil Vroegop and Les Phillips. It was also noted that the Monkey Puzzle Tree at the corner of Heritage and Leighbrook does not look healthy and may be dying. Teresa will ask a Timberton Village resident who is a master gardener to check on it.

5. The financial report was presented by Treasurer Chuck Baumann. There are no outstanding dues to be collected. Differences noted in the report published on the website are due to the fact that a landscaping bill was mistakenly paid twice in July and that a check issued to cover an invoice for extra mowing had not cleared the bank yet. As previously approved, money has been moved from Kitsap Bank and deposited in CDs at Edward Jones to take advantage of higher interest rates. The current balance in CDs is \$55,000--\$30,000 @ 5.4% for 12 months, and \$25,000 @ 5.35% for 6 months. The current balance in the checking account is \$28,053.29.
6. The Volunteer Committee report was presented by Roger. He noted that there is a good pool of people available to undertake volunteer projects as needed around the neighborhood. They will focus on projects that can be done by the committee without needing to pay a professional landscaper.
7. General comments were presented by Roger Bryan as Board President. He noted that in terms of CCRs, Timberton Village falls under our parent organization, South Bay Community Association (SBCA). He would prefer that complaints regarding rules violations from residents in Timberton Village be presented to the Timberton Village Board rather than directly to SBCA. He would prefer to keep these issues local, and he has taken it upon himself to note violations in the neighborhood and inform homeowners of violations. If he notes violations in the neighborhood, he will inform homeowners to remedy the violation. There is currently an unresolved issue regarding a homeowner who has been informed that they need to address items visible on their property, but they have not done so. They will be contacted again.
8. A homeowner noted that they have observed a landscaping violation at a residence on Vista Wood Court. The residence is not keeping up with the weeds and the lawn is not maintained.
9. David Reineke as Board Secretary noted a concern regarding the neighborhood greeters. After discussion, it was agreed that he would notify all the greeters to make sure that they contact new residents in a timely manner, preferably within a week or two of moving in. Greeters should be aware of new residents when they move in and should provide them with the documents in TVHA Welcome Packet under the Members Only tab on the Timberton website. Greeters should obtain the completed form containing contact information and permission to include that information under the

Members Only tab on the website. Then they should return the form to the secretary. If greeters feel uncomfortable interacting with new residents, they should contact the secretary.

10. David Reineke noted that the annual corporate filing for the HOA will be due in October. Ann Maynard has filled out the form and provided it to him. The filing fee is \$20, and the treasurer will prepare a check. David Reineke will mail the form and check to the Washington Secretary of State.
11. A discussion was had regarding the HOA's insurance coverage and whether it should be thoroughly reviewed. It was agreed that the coverage will be reviewed prior to the next scheduled renewal date. The insurance agent may be invited to attend the meeting to discuss and explain the coverage.
12. A discussion was had regarding the reserve study. A representative from a company doing the study was in the neighborhood recently to meet with board members and observe the neighborhood assets. The cost of the study has been budgeted. The board is awaiting the completed study, which should cover the period of 2024-2025.
13. A discussion was had regarding the ongoing issue of crime prevention. It was noted that the local post office was recently burglarized. The possibility of installing electronic surveillance equipment or an entrance gate was raised but judged to be unnecessary at this time. All residents should be reminded and encouraged to know their neighbors and be aware of when they are absent.
14. A motion was made and seconded to adjourn at 6:40 p.m. It passed unanimously.