

Timberton Village Homeowners Association
Board Meeting Minutes
(Pending final approval at next board meeting)
Bay Club, 5:30 p.m., Monday, December 11, 2023

1. Meeting was called to order and quorum established at 5:35 p.m. Board members present: Roger Bryan, Chuck Baumann, Teresa Daugherty, John Sweet, David Reineke. Homeowners present: Lydia Kelly.
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 September 25, 2023 board meeting, and it passed unanimously.
3. Welcoming comments by board president Roger Bryan. Roger noted appreciation for board members and homeowners who support the community by attending meetings and doing volunteer work. Special thanks to Neil Vroegop for volunteer work and Lydia Kelly for attending.
4. Lydia Kelly commented that she would like to see more specificity in the agenda before meetings so that homeowners can have better awareness of topics to be covered. The board agreed this was appropriate and would try to include more detail.
5. There was a question regarding when ARC applications and decisions are placed on the website. Generally, they are posted when SBCA issues a decision. Applications generally come to TVHA and are forwarded to SBCA for decision.
6. The ARC report was presented by Teresa Daugherty, ARC chairperson. Nothing to report.
7. There was a discussion of a pending complaint regarding feeding wildlife by TVHA residents. It was noted that SBCA is dealing with the complaint and a hearing is to be held. In general, it would be preferable if complaints were first made to TVHA rather than SBCA, so that they could be resolved by TVHA if possible. The board agreed that Roger is doing a good job contacting and dealing with homeowners regarding complaints in TVHA.
8. The Vegetation Management Committee report was presented by John Sweet. There was a question regarding who put up temporary parking signs at trailhead parking lot at the top of Timberton Drive. Possibly the trail

committee. John will investigate. John noted that recently a downed tree across Timberton Drive was cleared by volunteers Chuck Baumann, John Sweet, and Neil Vroegop. Chuck and John also repaired a broken post at the trailhead parking lot. The current landscaping contract will be up for renewal on June 30, 2024. Bids will be solicited and will be due to be received by the date of the next board meeting, March 25, 2024. In general, John is pleased with the current contractor and would prefer to keep working with him if possible.

9. The financial report was presented by Treasurer Chuck Baumann. Chuck noted that the November financial report is not posted yet due to some invoices being sent out late. The current bank balance is \$77,105.73. Of that, \$55,000 is in the reserve account, currently invested in CDs at Edward Jones. The first interest payment on the CDs should be posted to the account at the end of February. The accounts receivable is a negative amount because some homeowners have paid in advance. The first deposit of dues checks was today. Chuck has his bookkeeping set up so that confirmations of receipt are now emailed automatically to homeowners.
10. The Volunteer Committee report was presented by Roger. He noted that many of TVHA's volunteers were on the board. No additional report.
11. New Business. Chuck noted that there are two trees along Timberton Drive that appear in danger of falling across the road. Although it is difficult to say when they might fall, it was agreed that they should be removed, depending on cost. It was discussed that tree removal may need to be a budget item in the future, possibly in the amount of \$1000. Possibly a tree removal company could be on retainer. A motion was made to obtain a bid for removing the two trees. John will contact a tree service and will email the amount to the board members for approval. The motion passed unanimously. It was discussed that, in general, TVHA homeowners should not undertake tree removal or difficult landscaping or vegetation-removal projects. Except in emergency situations, such jobs should be done by professionals.
12. The recently completed reserve study was discussed. In general, it appears that TVHA's reserve account is well funded. It was noted that the retaining pond near Spinnaker Drive may require maintenance in the future but does not appear to be a problem at present. A professional opinion may be necessary regarding maintenance needs. It was decided to table discussion

of the pond issue until the next board meeting, March 25, 2024. It was further noted that Roger has completed replacing all the mailbox labels with new stickers.

13. It was noted that filing TVHA's annual report by mail with the Washington Secretary of State was inconvenient. A motion was made and approved to authorize future filings online through the Secretary of State's website if practical.
14. It was agreed that the issue of whether TVHA's insurance coverage is adequate or should be increased will be taken up at the next board meeting. The insurance agent may be invited to attend the meeting to discuss and explain the coverage.
15. A motion was made and seconded to adjourn at 6:35 p.m. It passed unanimously.