

**Timberton Village Homeowners Association**  
**Special Board Meeting Minutes**  
**(Pending final approval at next board meeting)**  
**Bay Club, 1:00 p.m., Wednesday, May 1, 2024**

1. Meeting was called to order and quorum established at 1:00 p.m. Board members present: Roger Bryan, Chuck Baumann, Teresa Daugherty, John Sweet, David Reineke.

2. The first issue discussed was the parking situation in the HOA. The board has received comments regarding parking at the top of Timber Heights Drive and in the lower parking lot off Timber Heights Drive at the Timberton Loop trailhead. Questions were raised about whether the board had the authority to limit parking in those areas since the HOA does not own the land. It was also mentioned that at present the situation does not appear serious and that homeowners are generally being reasonable in parking in the neighborhood. The consensus was that the board would not take formal action at this time but would continue to monitor the situation and consider the issue again if the situation worsens.

3. Roger reported on attending the SBCA meeting of all the village presidents. He stated that these meetings may be scheduled quarterly in the future. One topic discussed was Firewise preparation in the villages, which in the future may include limbing up trees and cutting brush near homes. Also discussed was the status of pending legislation in the Washington Legislature that may affect the governing of HOAs. The legislation is in the early stages and at present very vague. It is not anticipated to go into effect until 2028. The board will monitor.

4. The board discussed the proposed HOA budget for FY 2024-25. Although the expected cost of some budget items has increased, it was decided that there is no need for a dues increase at this time. The board unanimously approved a proposed budget totaling \$51,527, which is a net decrease of \$660 from the current budget. The change includes an estimated \$850 increase in insurance premiums, a \$60 increase for pond and access road landscaping, and a decrease of \$1,570 due to not having to pay for a reserve study. The adopted budget will be sent out with the annual meeting packet for homeowner approval. It was also noted that at least one tree in the neighborhood, a monkey puzzle tree, needs to be cut down, but that there should be sufficient funds available for this. John brought up the possibility of transferring \$10,000 from the checking account to CDs at Edward Jones to take advantage of the higher interest rates. The consensus was that this would leave sufficient funds in the checking account to cover anticipated expenses. It was anticipated that the HOA would receive approximately \$ 3,250 in interest on the CDs in the next fiscal year. A motion was made, seconded, and approved unanimously to transfer \$10,000 from the checking account to CDs. Chuck will make the arrangements at Edward Jones.

5. The board discussed planning for the annual meeting, set for June 24. There will be one more regular board meeting before then, which will be held on June 17. Due to timing requirements, the annual meeting packet must be mailed to homeowners at least 30 days prior to the annual meeting. The board also discussed upcoming vacancies on the board. The two-year terms of Chuck and Roger are coming to an end. Roger has decided to run again as an incumbent and Chuck has

decided not to run again. Roger will send an e-blast to homeowners announcing the vacancy and soliciting applications and resumes from board applicants. He will ask for applications and resumes to be received by May 15, so that the annual meeting packet can be prepared and mailed out by May 20. The board and interested volunteers will meet May 20 at 1:00 to prepare the packets and stuff envelopes. Dave will contact Brian Belmont to ask if the HOA can use North Bay's postage meter again this year.

6. The meeting was adjourned at 2:00 p.m.