

Timberton Village Homeowners Association

Quarterly Board Meeting – March 24, 2025

MINUTES

Board Members Present: Roger Bryan, John Sweet, Ann Maynard, Teresa Daugherty, and Tom Snelson

Others in Attendance: Gail DeLuke, Kathy Kubesh, Barb and Les Phillips, Terra Girard, Sharyn Tidwell, Peter Porter, Karolyn and Jim Kloetzel, Dan and Verba Abbott, Rich Durbin, Ruth Gribbin-Schmitt, Gary Daugherty, John Germain

The March 24, 2025 Quarterly TVHA Board Meeting was called to order at 5:30 pm. The meeting was held in the Bay Club classroom located at 120 Spinnaker Pl, Port Ludlow, WA. All members of the Board of Directors were present.

John Sweet moved, and Teresa Daugherty seconded, approval of the meeting agenda. The motion was approved. Ann Maynard subsequently moved, and Teresa Daugherty seconded, approval of the minutes from the December 10, 2025 Quarterly Board Meeting. This motion was also approved unanimously.

Members of the Board introduced themselves.

Reviewed ARC applications received during the past Quarter. The Daughertys had a dead tree removed from the common area bordering their property. The Tidwells completed trimming of brush on their property.

John Sweet noted that the Vegetation Committee was closely watching two leaning trees – both have rot at their base. John suggested that (as necessary) these trees could be removed by volunteer labor.

Roger Bryan and John Sweet discussed another tree that seems to be leaning over a house in the Village.

Ann Maynard presented the financial report. Budget continues to be in balance. There are no outstanding accounts payable or receivable. Ann anticipates that an additional \$ 9600.00 in revenues will be received by the end of the fiscal year. There is a total of \$ 65,000.00 deposited over three separate CD's. Of this amount, \$ 55,000.00 is dedicated toward capital replacement reserves. This represents 214 percent of the required reserve funding.

Ann explained that the most significant change in the TVHA finances (other than the increased interest received from the CD's) was rising insurance expenses.

She does not anticipate a need to increase TVHA dues for the coming year, and possibly for the foreseeable future.

Ann noted that the 2025-2026 budget needs review and approval.

She also moved that the monthly payment to TVHA bookkeeper Marcia Dreyer be increased to \$ 200.00 from the current \$ 150.00. Roger Bryan seconded the motion, which carried unanimously.

Roger Bryan then reported on the status of the Firewise program proposal. A report will be soon available focusing on individual homeowner responsibilities. A walkaround with Fire Department representatives occurred the past week.

Roger noted that due to frustration within the Firewise Committee, further activity has been stopped, and the committee disbanded.

General discussion ensued.

Gary Daugherty was thanked for all his efforts in gathering and presenting Firewise materials and tips.

Gary noted that the fire department is available and willing to come out to individual homeowners' homes and conduct fire risk assessments.

He also reported that the longstanding logging agreement between Jefferson County and the PLC is expiring. He suggested that the TVHA may wish to be involved in ongoing discussions concerning future logging in the community.

Roger Bryan gave an update on the status of the TVHA website. Sharyn Tidwell has volunteered her son, Jim Tidwell, to be our new webmaster.

Members were encouraged to come forward as candidates to fill three expiring Board positions.

John Sweet explained the role of the Vegetation Committee chairman.

Concerns were raised over the gardeners leaving debris in the woods. All debris should be removed.

Roger Bryan moved the meeting be adjourned. Teresa Daugherty seconded the motion, and the meeting was adjourned at 6:30pm.

Tom Snelson