

Timberton Village Annual Meeting--June 2026



Preliminary Agenda Items

- **Call to Order**
- **Determination of Quorum** (25% of 78 = 20 for non-budget, none for budget)
 - Ballots/Proxies Received -- Before Meeting: _____
-- At start of Meeting: _____
 - Homes Represented at Meeting: _____ Not already voted: _____
- **Approval of Agenda**
 - Comments/Additions?
 - Motion and Vote
- **Ballot Status**
 - Any yet to be cast?

Introductions

- **Current Board**

- Virginia Vroegop, President
- Gail DeLuke, Vice President & VMC Chair
- Verba Abbott, Secretary
- Ann Louise Maynard, Treasurer & Finance Chair
- Sue Cross, Member-at-Large & ARC Chair

- **Candidates**

- Verba Abbott and Ann Louise Maynard
- Any write ins?

- **Homeowners/Residents**– new since June 2024

Susan and Greg Novak (Aug. 2024)

Sally and Ron Kortekaas (Kelly Drake) (May 2025)

Dana McCall (Jan. 2025)

Janet Huck (Dec. 2025)

FY 2025-26 -- Year in Review Goals and Accomplishments

- **Transparency and Communication**
 - Website improvements – Big Thank You to Jim Tidwell
 - Detailed agendas two weeks pre-meetings
 - Detailed minutes soon after
 - Strong participation in meetings
 - Community eblast and updates

Excellent Community Participation

So Many to Thank!

- **Pond Steward:** Pete Porter
- **Documents Update** (searchable conversion): Chuck Baumann
- **Greeters:** Diane Germain, Barbara Burke, Barb Phillips, Lee Dover, Roger Bryan and Verba Abbott (chair)
-- *More needed! Contact Verba*
- **Emergency Preparedness:** Bob Cross (chair) & block captains Roger Bryan, Bob Humphries, Joana King-James, Rhonda Turner & Sue Cross -- *More needed! Contact Bob*
- **Social Team:** Maureen Black & Ruth Gribbon-Schmitt
- **Finance Committee Members:** Mike Burke, Ann Louise Maynard (chair), Virginia Vroegop
- **Web Master:** Jim Tidwell

Two Socials!



Vegetation Management Volunteers

VMC Committee:

Chair Gail DeLuke

Les Phillips

Diane Germain

Frank Voss

Barb Phillips

Virginia Vroegop

Project Volunteers:

Edie Main

Chuck Main

John Sweet

Steve Hall

Joanna King-James

Pete Porter

Chuck Baumann

Jim Tidwell

Les Phillips

Barb Phillips

Bill MaWhinney

Bryan Gilbreath

Martin DeLuke

Neil Vroegop

VMC Volunteer Projects

Gazebo trail clearing -- (volunteer work party)

Monuments clean and paint -- (Barb and Les Phillips)

Trim shrubs and remove debris - top of Timberton (volunteer work party)

Remove dead rock roses - top of Timberton (volunteer work party)

Lay compost - three corners top of Timberton (volunteer work party)

Pocket Park blackberry and dead branch removal (volunteer work party)

Last Top-of-Timberton Corner – clean up in process

Other VMC Completed Tasks

Projects Completed By Contractors:

- Blackberries removal – Timberton and Timber Meadows
- Dead tree removal – Timber Ridge
- Overhanging limbs and dangerous trees removal – Timberton
- Diseased China Fir removed – Heritage Pocket Park

New Maintenance Contract:

- New two-year contract for July 2026 – July 2028



Coming together



Getting things done!



ARC Applications

- Two received and approved for exterior paint color changes
- One pending to remove tree (submission of this application to SBCA delayed until July at applicant's request)
- Posted on website (resident-only section)

Financial Management and Long-Term Planning

- Segregated funds in Edward Jones
 - 3 accounts: Asset Reserve, Uncertainties, Contingency-Unallocated (savings portion)
- Separate reporting on monthly financials
 - Including division of checking account into Operations vs Contingency-Unallocated
- Reserve study update (Spring 2026) and prep for next study (Fall 2026)
- Budget reset (subject to ratification)
- New statute study and prep (RCW 64.90)
- Active Participation in South Bay Presidents' Group

Financial Status

- **Projected end of year “fund” balances**

- Asset Reserve: \$ 42,587
- Uncertainties Reserve: 5,404
- Contingency-Unallocated Funds: 29,726 (part held in EJ (\$16,998), part in checking (12,728))

What each fund is for:

- **Asset Reserve:** Major asset repair and replacement (stormwater system, mail boxes, monuments/signs) – built intentionally.
- **Uncertainties Reserve:** An “extra” fund established to avoid special assessments – built intentionally.
- **Contingency-Unallocated Funds:** Accumulated unused funds from budget over many years – not intentionally built.

Budget vs Actual

Budget Variances:	Planned	Actual (projected – not final)
Budgeted dues plus interest:	\$ 32,630	\$32,163
Mid Year budget adjustment:	+ 3,190*	35,353 (income + transferred*)

* transfer from contingency fund for one-time expenses (VMC-landscaping), special procedures required and followed to transfer these funds.

Original budgeted expenses:	30,790	Actual (projected):	33,614**
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**Projected actual expense includes expenses for additional VMC-landscaping work done using transferred funds and assumes insurance payment of \$2090 before end of year.

Net anticipated expenses will exceed income (dues plus interest) by \$1,416.

(Calculation: \$33,614 projected total expense less \$32,163 projected actual income).

BUT will be below projected income plus contingency transfer by \$1,774. Any excess goes back to contingency.

Budget Approved by Board

(stands unless rejected by over 50%)

- **Key differences from FY 2025-26 Budget**
 - Stop using interest from reserves to fund operations
 - Restart contributions to Asset Reserve
 - Address significant insurance expense increases
 - Reduced coverage (\$6 mil to \$2 mil liability, \$6 mil to \$1 mil D&O)
 - Factors driving expense: inflation and bookkeeper coverage (no separate insurance)
 - Cover “third-year” expenses (professional reserve study, website renewal)
 - General inflationary increases

Budget continued:

- **Dollar increase to budget:**

• Operational expenses:	\$ 2,030
• Reserve Contribution:	<u>2,000</u>
Total:	\$ 4,030

- **Assessment increase:**

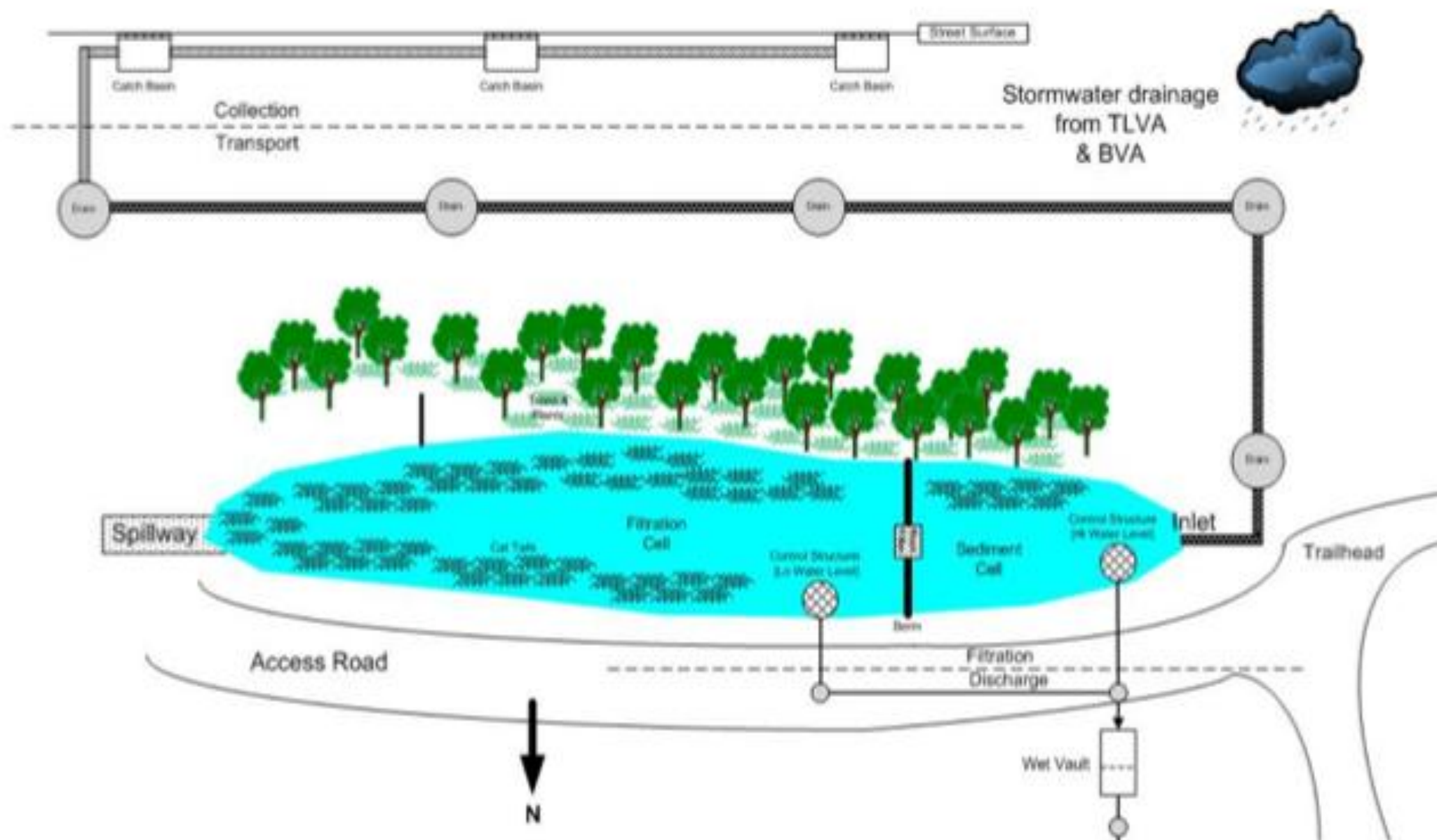
• Total all homes	\$6,630 (\$84/home per year)
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- **Why the difference?** No longer using interest for operations
- **For more info on budget:** See minutes from March and April meetings (on website) and related eblasts with agendas and handouts

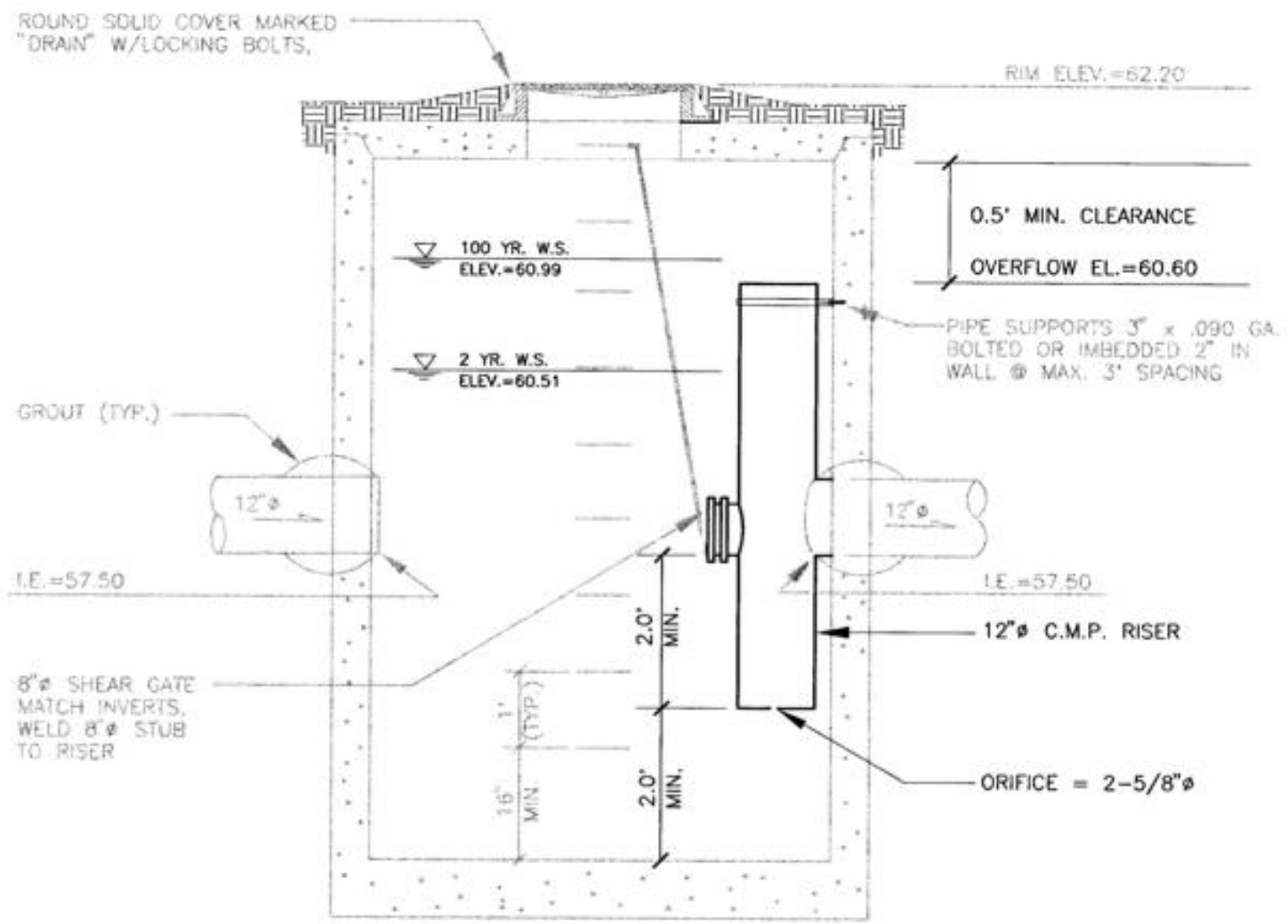
Timberton Village Stormwater System

Report by our Pond Steward, Pete Porter

- Who is Pete Porter?
- What is a Stormwater drain system?
- What does Timberton Village stormwater system look like?
- Why are we concerned with it?







EXISTING C.B.. TYPE II - 72" ϕ
CONTROL STRUCTURE - DETENTION POND
 NOT TO SCALE

Goals and Priorities for FY 2026-27

- Written Pond Maintenance Plan (expert consultation)
- Job Guides – Make board service easier
- Website – Decide if new platform and scope
 - (only basic website and communications? Add voting, billing, accounting?)
- Insurance-Bookkeeping expenses
- Continue document updates
- Resilience – Backups for stewards, block captains, webmaster, other volunteers
- RCW 64.90 – Prepare for January 2028

RCW 64.90 – WUCIOA

Coming soon to an HOA near you!

- **RCW 64.90 – Washington Uniform Common Interest Ownership Act**
 - 2018 – three sections applied
 - 2026 – five more applied
 - See “Important Notice” on website (under governing documents) – covers through 2026
 - 2028 – full statute applies – and it’s a lot!
 - Challenging to apply without updated documents
 - Contingency funds could cover cost

What Does Timberton Want?

Statutory Compliance:

Prepare now for 2028? Or slow walk now and sprint later?

Website and Accounting:

Proactive planning and volunteer support or status quo until forced change?

Governance:

Active community involvement and volunteer board or substantially higher expenses with management company? (Still needs board, but less work).

Your Comments and Questions

Final Call for Ballots

Ballot Results

- **Election of Board Members -- Candidates**

- | | number of votes |
|----------------------|-----------------|
| • Ann Louise Maynard | _____ |
| • Verba Abbott | _____ |
| • _____ | _____ |

- **Minutes** approved ____ rejected ____

- **Budget** approved ____ rejected ____

- **Reserve Study Update** approved ____ rejected ____

Next Board Meeting Date: _____

- **Motion to Adjourn to Social?**