

Timber Lake Homeowners Association

Board of Directors Meeting

November 5, 2009

This is a summary of the issues discussed and actions taken.

Michele Logan called the meeting to order at 7:00 p.m.

Board members in attendance:

Michele Logan	Becky Griffin
Di Jacques	Pat Kelly
Donna Eichhoefer	

Approve Minutes:

Di Jacques made a motion to approve the October minutes, Pat Kelly seconded the motion; all were in favor and the motion passed unanimously.

Financial Report:

Pat Kelly reported that as of October 31, 2009, our account balance was \$8,920.78.

Architectural Control Committee Report:

The mailboxes that were in need of repair at the townhouses have been replaced.

Flyers containing information regarding restrictions and regulations have been delivered to five renters.

The home on Laurel Oak was brought into compliance regarding clutter in the yard and an overgrown lawn.

The Committee approved a request for a homeowner to have a cover constructed over their deck.

A suspicious vehicle was stopped in the neighborhood and escorted out of the neighborhood by the Sheriff's Department.

The legal opinion from the Association's attorney has been received and our enforcement authority in the specific area of where cars are parked is very weak. As long as vehicles are on the property we have no authority regarding where on the property they are parked.

OLD BUSINESS

Legal Opinion:

We have received the letters from the attorney regarding our specific guidelines under our governing documents regarding ACC enforcement, assessment authority and voting requirements. The Board discussed the contents and the fact that we would implement the attorney's recommendations.

Roads/Speed Humps (Assessments Road Fund):

After a lengthy discussion between the Board and the homeowners in attendance at the meeting, it was decided that the Board would proceed with a special assessment vote to repave Timber Ridge and Bent Willow Drives, as well as install two speed humps on Timber Ridge Drive at a cost of \$200 per lot owner. It was also discussed that the increase differential in dues would be placed in the designated road maintenance account. Also, because the pond expansion project may include the County taking over maintenance of Timber Ridge and raising the elevation of the road we will plan to place the money from the Timber Ridge portion of the repaving project in the road fund. This information will be available before we enter into a contract for any road maintenance. Donna Eichhoefer made the motion to assess each lot owner for \$200 for repaving Timber Ridge and Bent Willow Drives with the proviso that the Timber Ridge portion be placed in the road maintenance fund if the county or city repaves Timber Ridge or if the county takes over maintenance of Timber Ridge. The late fee was revised from the \$25 proposed at the last meeting upon advice of the Association Counsel; the late fee will be 15 percent per month, 3 percent lower than the statute allows for. The Motion was seconded by Becky Griffin and passed by a vote of three to one. Notification of homeowners was discussed and the Board will be distributing a flyer with a copy of the ballot notifying homeowners of the assessment meeting and include a copy of the ballot. The Special Assessment Meeting will be held December 14, 2009 at 7:00 p.m. at the Pavilion.

Neighborhood Welcome Committee Update:

No baskets were delivered to new homeowners. Five ACC flyers were delivered to residents of rental properties.

Web Site Update:

Residents were reminded that the website is updated regularly and encouraged to check the site for up to date information.

Neighborhood Crime Watch Update:

Tab Bush was unable to attend the meeting this evening. No update was provided.

Stormwater Update:

There will be a grant update November 19, 2009, at 7:00 p.m. at the Pavilion. Representative(s) from the County will be presenting.

Timber Lake Wellness Reminder:

Saturday, December 5, 2009, our wellness meeting is Boosting Your Health Potential by Reducing Stress, Presented by Dr. Patrick Smith, D.C., Please RSVP by November 28, 2009.

Timber Lake Halloween Carnival Update:

The Carnival was well attended by residents and was a huge success. All the volunteers who donated time, supplies and money to make the event a success were thanked. Special thanks to Mrs. Carolyn Smith who baked 6 dozen cookies and Michele Logan who paid to rent the bounce house and bean toss game. Also thanks to Lottie and Nathan Thornbury, who provided the trailer for the hayride. Pictures have been posted to the website.

NEW BUSINESS

Grill Clean-Up:

Michele Logan proposed that we clean the grills at the Pavilion. Donna Eichhoefer volunteered to do some research on the proper way to clean outdoor grills and possibly paint them. The work should begin the weekend of Thanksgiving.

Holiday Community Service:

Michele Logan proposed that we adopt a Christmas Connection family as a community. After a brief discussion Donna Eichhoefer moved that we adopt a family and post their needs on the website. Becky Griffin seconded the motion and it passed unanimously.

GUEST SPEAKERS:

None

REPORTS:

None

There being no new business the Board adjourned at 8:15 p.m.

Respectfully submitted,

Donna Eichhoefer, Secretary