



Timber Hill Estates

Homeowners Association • Kansas City, Missouri

President – Mark Cooper • Vice President – Phil Melton

Secretary/Treasurer – Amber Yarnevich • Members At Large – Brian Amick & Megan Schaefer

ANNUAL MEMBERSHIP MEETING MINUTES January 8, 2014

Timber Hill Estates (THE) Homes Association (HOA) held an Annual Membership Meeting at Villa Ventura on January 8, 2014, at 7:00 pm. In attendance were Board Members Mark Cooper, Brian Amick, Phil Melton, Amber Yarnevich, and Megan Schaefer. Association Members in attendance included: Shannon Cambiano, Lisa Foster, Bill Hillix, Robert & Sharon Jackson, Paula Melton, Michael & Elizabeth O'Bar, Brent Parsons, Bob & Virginia Ray, Jamey & Danielle Rose, Bret Voitenko, and Dale Wilson. Association Members voting by proxy included: Jason & Lindsay Dunsworth, Jim & Charlotte Humphrey, and Tom & Mary Kramer.

Mark Cooper opened the meeting and welcomed everyone. Everyone was asked to sign in and make updates to contact information. The following topics were discussed and/or voted upon by the members:

FINANCIAL REPORT. The most recent Statement of Revenues and Expenses for October 31, 2013 was provided at the meeting and is enclosed in the minutes (See attached). Mark asked if there were any questions regarding the financial report. Amber explained that utility costs were up this year as this was the first year the Association has paid for water service. Mark explained that mailbox repairs were made to the mailbox closest to the entrance; part of this repair was because of an accident (which was going to be partially reimbursed by the person that hit the mailbox), and the other part of the repair was because of maintenance needed on this mailbox. Mark stated that maintenance and repairs were also needed on other mailboxes in the subdivision in the future. There were no other questions. Amber stated that December 2013 Financial report would be emailed out to the members as soon as it was available in approximately the next week.

BOARD MEMBER ELECTIONS. Three Board member positions are going up for election this year, Mark Cooper, Brian Amick, and Amber Yarnevich. The other two Board members, Phil Melton and Megan Schaefer, will remain on the Board for another year before their terms expire. The Board received one nomination for Jamey Rose to serve on the Board. Mark asked the membership for other nominations from the floor for members to serve on the Board. Phil Melton nominated Mark Cooper and Brian Amick to serve again on the Board. There were no other nominations. A motion was made and seconded to vote on nominated members to serve on the Board; 18 votes were in favor and 0 votes against. **Starting January 9, 2014, Jamey Rose, Mark Cooper, and Brian Amick are serving two-year terms of office on the Board of Directors.**

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A suggestion was made by Paula Melton that the Board have the HA-KC serve as the Secretary & Treasurer of the Homes Association and pay any additional fees to HA-KC for that service since no one wanted to serve as the Secretary & Treasurer. Mark Cooper stated that they would look into it.

PROPOSED BY-LAW AMENDMENTS FOR ARCHITECTURAL COMMITTEE.

Amber Yarnevich reported that the Architectural Committee, consisting of Bill Hillix, Lisa Foster, and Amber Yarnevich, met and drafted the propose the By-Law Amendments sent out with the meeting notice. The proposed Amendments were drafted to develop a structure to the Architectural Committee to help insure that anyone seeking request of the Committee was treated fairly and consistently as possible. Amber asked for any questions or concerns regarding the proposed amendments. There were no questions. A motion was made and seconded to accept the Amendments to the By-Laws regarding Article VIII - Committees as presented; 18 votes were in favor of accepting the Amendments as written and 0 votes against. **The membership approved to accept the Amendments to the By-Laws for Article VIII – Committees as presented.**

NEW NEIGHBORHOOD DIRECTORY. Amber stated that a new Neighborhood Directory could be prepared with the new By-Law Changes and an update to the neighbors contact information. Megan Schaefer suggested that the Directory be emailed out and not printed to save money. Members at the meeting agreed that the cost could be saved by emailing out the directory and members could print themselves.

MOWING AND WEEDING OF PARKWAY. Bob Ray suggested that the parkway space between the street and the sidewalk be moved and edged throughout the entire subdivision to improve the looks and curb appeal of the subdivision. Amber Yarnevich stated that she was against this as the current expenses spent on maintenance of lawn and landscaping was already half of the annual income for the Association. Bob Ray made a motion that the Association look into the cost of having the Association pay for the mowing of the parkway throughout the entire subdivision; the motion was seconded. 1 vote in favor of researching costs of mowing all parkways, and 17 votes against; motion did not carry. There was some discussion on the Association paying for the mowing and weeding of the parkway at only those homes that were not being maintained. However, there were concerns of how the Association would determine which parkways to maintain or not and that the Association would not be able to recoupe any of the expense. No further motions were made regarding this item; the Association will not be mowing and weeding the parkways in the Association except for the Common areas that are already being maintained.

THE MEETING WAS ADJOURNED.

Meeting minutes were compiled by Amber Yarnevich.