

Timber Hill Estates Homeowner's Association
General Meeting
5/12/08

I. Call to order: 7:10 pm

- II. Introduction of Officers:**
- Bob Ray, President
 - Brigitte Doleshal, Secretary / Treasurer
 - Dale Wilson, Board Member
 - Gary Burgess, Vice President (absent)
 - Charlotte Humphrey, Board Member (absent)

III. Financial report:

- a. Ms. Doleshal reported that the *Annual Dues are \$360 / year*, due May 31st. There are two options for payment this year:
 - i. Pay the entire \$360 by May 31st
 - ii. Pay half (\$180) by May 31st and the other half by September 1st.
- b. 2007 Dues collected totaled \$13,320, still 3 lots with outstanding 2007 dues. Expenses over the past year totaled close to \$4,700, the largest of these being \$2,500 for mowing and \$1,185 for snow and sleet removal. Our bank balance is currently \$8,671.
- c. Mr. Ray explained that the Board will be obtaining liability insurance to cover any costs should the HOA ever be sued. It is estimated that \$1 million in coverage will cost about \$1,000.
 - i. A question was raised about whether the Board has considered becoming an LLC to protect all the homeowners from losing their property in the event of a lawsuit. The Board agreed this would be a good idea and will look into that option.

IV. Mowing of common areas, maintenance, community issues:

- a. Mr. Wilson explained that several bids were obtained for mowing of the common areas including the front entrance, cemetery, the small strip of land in front of the cemetery, and the retention areas. DiMartino & Sons were hired again this year to do the mowing. It is estimated that we will spend about the same as last year, with the front entrance being mowed about 32 times throughout the year. It was suggested that costs over and above general maintenance of common areas will be brought to the full HOA for approval.
- b. Continued mowing, snow removal, and maintenance of the cemetery (basic weed control and trimming) are *estimated at \$6,000* for the year.
 - i. A question was raised about the fallen tree removed from the cemetery, and there was discussion about the level of clean-up or rehabilitation that should be done to the cemetery. It was suggested that a survey be sent around to all residents to find out what level of clean up the residents are willing to pay for with HOA Dues. It was noted that the area needs to remain cleaned up so as not to appear to be a "dumping ground" for yard waste or other debris.
- c. One of the retention areas has experienced considerable erosion over the last year. The HOA will be obtaining bids to find out how much it will cost to stop the erosion.
- d. Regarding the cemetery, a question was raised regarding putting a fence in the front by relocating an area of fencing that is doubled up in the back. The Board will be looking into how to get this done.
- e. Mr. Ray stated that the **Board has created an Architectural Committee**, Charlotte Humphrey and Laura Corbin has agreed to serve on that Committee. *One more volunteer is needed*. The Committee will make decisions on paint colors for new or established homes, fencing, new building and changes to the exterior of existing houses.

- f. Entrance lighting: bids to light the front entrance range from \$6,000 - \$8,000. Mr. Ray asked if anyone wanted to make a motion to stop that much on lighting. All agreed that it should **not** be done, so the issue was dropped.
- g. Neighborhood picnic: Mr. Ray asked for **volunteers to plan this year's picnic**. The HOA will pay for the meat this year. There was discussion about past events and the types of activities offered. Annie Wallace and Paula Melton agreed to volunteer, but more volunteers are needed. Contact a Board member if you would like to volunteer to plan the picnic.
- h. Recycle Bins – Discussion was held concerning paper from recycling bins blowing and accumulating in residents' yards. It is suggested that residents try to cover the paper in their recycling bins with the heavier items to prevent debris blowing around. The City will be rolling out a new system with a different type of collection bin that might solve this problem.
- i. Residents were cautioned not to leave vehicles parked on the streets. Please park cars in your driveway.
- j. Home Security Brochures were handed out. A series of thefts have occurred recently in surrounding neighborhoods, and THE has experienced its share of incidents since the neighborhood began. Suggestions for security include making sure garage doors are closed at night and leaving porch lights on.
- k. Free standing mailboxes: the Board is aware of the need to consolidate the free standing mailboxes with the community mailboxes in the area. We will be getting those mailboxes consolidated as soon as possible.
- l. **The Next General Meeting will be held at the end of the year. Topics for the meeting will be a potential Dues Increase and an election of Officers. Members must attend this meeting to vote.** Anyone wanting to volunteer to be a THE Board Member for 2009 should contact one of the existing Board Members.
 - i. A question was raised about whether the Board had established By-laws to establish how to determine dues, timing of election of officers, general meetings, terms of officers, etc. The Board has created a Committee (Bob, Charlotte, and Brigitte) to create THE By-laws. Examples of By-laws from other HOAs are currently being reviewed. The residents decided that the By-laws should be created as soon as possible, presented to the residents, and approved by vote. **It was decided that the By-laws would be created and presented to the residents for a vote at the neighborhood picnic.**
- m. A question was raised about planting flowers around the front entrance. Most felt this was a good idea. The Board will consider doing this.
- n. Residents were warned that all dogs should be kept on a leash to comply with City ordinance.
- o. A THE Directory will be created. This Directory will be more like a booklet with a map of the neighborhood, by-laws, and other useful information. **Volunteers to help with the Directory are welcome.**

V. Adjournment: 8:15 pm