

**TIMBER HILL ESTATES
GENERAL HOME OWNER'S MEETING
MINUTES
10-27-08 7:00 p.m.**

I. Treasurer's Report (Brigitte Doleshal): We have \$15,762.60 in the bank. There are still 8 homeowner's who have not paid 2008 dues, a total of \$3,610. Year to date expenses total \$7,027, with the majority spent on the following: snow/sleet removal: \$1,185, mowing; \$4,238, cemetery maintenance; \$449, insurance \$754, and picnic; \$357. A complete listing of all expenses is available if anyone would like to review it. Contact Brigitte if you would like to see the list.

A. Question: What about lighting the front entrance? Because of the high cost of installing lighting, this was voted down at the last general meeting.

II. Block Watch Program (Charlotte Humphrey): There have been reports of "suspicious characters" in the neighborhood and a few incidents of theft from vehicles parked in driveways or on the streets. A Block Watch program would provide training to one designated individual on how to handle such situations. Signage would be provided for the neighborhood identifying us as a participating in the Block Watch program. To receive the training, we would need to register with the City.

After discussion from the residents, the decision was made not to participate in the Block Watch program at this time. Gary Burgess, THE Vice President and Kansas City Police Officer, suggested we should all keep an eye out for suspicious individuals, and alert each other or report any suspicious activity noticed. Other suggestions include:

1. Keep garage doors closed
2. Talk to suspicious people you see walking the neighborhood; "Hi, can I help you with anything", etc.
3. Don't leave items in plain view in an unlocked vehicle (computers, gym bags, briefcases, etc.)
4. Leave lights on inside your home when you are away
5. Install motion sensor lights on the outside of your home

Charlotte will obtain some pamphlets from the City with other safety tips.

A. Question: Would we want to ask the City to plow snow in the winter? The Board checked into City snow removal and was told that the City will remove the snow if we wish, but we would be "last on the list".

B. Question: What can we do about kids coming over from the school and smoking in the cemetery? The Board will contact the school to alert them of such activity.

III. Retention Pond Erosion (Dale Wilson): The area around the retention pond behind the Doleshal and Jackson homes is eroding as water runs down between the houses into the retention pond. One bid from Pyramid estimated \$6,500 to fix the problem. Dale is trying to get at least two more bids. Brett Voitenko might know someone who could give

a quote. Dale will try to get two more bids before the December meeting. Bill Hillix has also contacted Kincaid (contractor who built the pond originally) to get a bid.

IV. By-Laws / Covenants (Bob Ray): Each resident received a draft copy of the THE proposed By-Laws and amendments to the Covenants. The By-Laws and Covenant amendments were presented to the residents for approval.

- A. Question: What types of windmills are prohibited by the amendment?
This is referring to large, electric wind powered generators.
- B. Question: Where did the specifications for planting trees come from?
The City has very specific specifications on the planting of trees.
- C. There was some discussion on the specifications proposed for fences.
The specifications will be modified to state that all fences must be approved by the Architectural Committee. In addition, it was noted that the measurements proposed are HEIGHT requirements. This will be specified in the final copy of the amendments.
- D. Question: What is the status of the cemetery fence: As of now, we have not been able to obtain any bids on moving the fence from the back of the cemetery to the front. Brosky Fence was mentioned as a potential contractor for this work.
- E. Question: The By-laws state that the Board can set the annual dues assessment. However, many members did not want the Board to have the ability to change the annual dues assessment without a vote from the residents. It was noted that the By-laws also state that if there is any conflict between the Declaration (Covenants) and the By-laws, the Covenants shall control. The Covenants require a 2/3 vote from all residents before the annual dues can be changed.
- F. Question: The By-laws give the Board the ability to “employ a manager”. Based on input from the residents, this clause will be removed from the final copy of the By-laws.

The residents requested a high level “budget” to be prepared for THE expenses. The Secretary/Treasurer (Brigitte Doleshal) will prepare this for the next General meeting in December.

- A. Question: What can be done about residents who do not pay dues?
The board consulted an attorney to determine the cost of pursuing legal action such as putting a lien on non paying residents’ homes, and assessing late fees and interest on unpaid dues. The cost for EACH non paying resident would be approximately \$300. In addition, the lien would not be assessed until the dues were outstanding more than a year and we would only collect when the home was sold. It was suggested that the list of non paying residents be “published” at the end of each year, and a Notice be issued to those home owners stating the HOA’s intent to file a lien if dues are not paid.

A Motion was made and seconded to approve the proposed Timber Hill Estates By-Laws and Amendments to the Covenants subject to the changes as noted above. The

THE By-Laws and Amendments were approved by a unanimous vote of the THE residents.

V. December General Meeting (Bob Ray): The next General Meeting will be December 8th at 7:00 pm at Villa Ventura. The following agenda items will be discussed:

1. Board member election: anyone interested in running for an open Board position should let the Board know so their name can be placed on the ballot. Residents must be present at the meeting and all Homeowner's dues must be paid in full in order to be eligible to vote.
2. Dues: There will be discussion over whether to raise, lower, or leave the annual dues assessment at the current amount of \$360 / year.

The meeting was adjourned at 8:20 pm.