

2023
Timberwood Trails
Annual HOA Meeting Minutes
9/28/2023

Attendance

HOA Trustees: Steve Smith- President, Janelle Herrera- Treasurer, Jennette Barker - Secretary, Bri Selsvold- FB, pool, Chelsea Mortimer- Social Committee Liaison, Mike Debo- Historian

Residents: Togan, Hoffman, Dowdy, Carroll, Moore, Tepen, Holway, Kannard, Byrd, Wulkopt, Finazzo, Nigh, Kistner, Wilson, Noosran, Wilbur

Notes are in italics

Welcome from the President= Introduction of HOA Trustees and all residents in attendance.

1. Financial Overview

- a. What do your HOA dues get spent on?
 - i. *Handout with annual budget*
 - ii. *386 houses in neighborhood, \$400 dues*
 1. *Most is spent in the summer with the pool - electrical costs, lifeguards, etc.*
 2. *Also- landscaping - one of our residents Matt Bowers is our landscaper - Outstanding work and the price is significantly less than a private company.*
 3. *Insurance, website, HOA attorney*
- b. *City and Village receives invoices for bills due. It gets processed and emailed to the Trustees and there has to be 2 approval by Trustees to pay the invoice, then City & Village pays.*
- c. *One resident asked about the landscape budget and was surprised at how low it is. Steve explained that we are appreciative of all of Matt's hard work and we have never told him 'no' when he has checked in to see if he can make things better. Everyone agreed that if the budget needs to increase, we can certainly do that. Janelle shared that we used numbers from last year's budget/expenditures*
- d. *Future plans - leaf removal (See below)*

2. Website

- a. www.timberwoodtrails.org
 - i. *The President updates the website.*
 - ii. *Sometimes life gets in the way. We are working to delegate and share responsibilities of all the HOA Trustees*
- b. *Please look here for updates, documents, information*

3. One trustee spot open

- a. *3 year term*
- b. *Nomination forms will be sent out soon, so be thinking*
- c. *Neighborhood will then vote - we are staying away from appointments (Following the indentures)*

4. Pool

- a. Bids for new pool management
 - i. *Currently in process of this after debacle of this past summer*
 - ii. *Pro pool has been given notice that we are not staying in a contract with them.*
 - iii. *We are entering into a contract with Unique Pool.*
 - iv. *The Pool Mgmt companies set the rates, times, dates for lifeguards.*
 - v. *One resident liked when there was "swim at your own risk" and asked if we could do more of that. Steve explained how the pool management companies work (see iv)*
 - vi. *We talked to the HOA attorney and two others before putting up signs that said, "Swim at Your Own Risk" and said we are covered by insurance.*
- b. *Signage and Pool Company Ideas*
 - i. *There should not be any pets on the pool deck (i.e. visiting swim teams had small pets on the pool deck)*
 - ii. *Idea to keep pavilion locked when swim/pool season is open. Matt shared that 8 times this year both gates were left open (at the pavilion). We can work with the pool management company on this.*
 - iii. *Idea to have cameras with a hard drive at the pool*
 - iv. *Idea to have sign up re: no glass, sunflower seeds.*
- c. *Pool Bands*
 - i. *Replace with FOBs - scan to get in*
 - ii. *Steve explained that after many set times for picking up bands some residents are not able to pick up bands. The Trustees handed out bands through August.*
 - 1. *We are reaching out to some key fob companies (this was an original idea from Unique Pools during conversations we had with them)*
 - 2. *How do we stop one teenager from bringing in a bunch of friends? The guards would help enforce this.- The key fob does not replace the sign in process.*
 - 3. *This will give us and the pool company valuable data.*

5. Leaf Removal

- a. *Seemed to be popular last year*
- b. *Company that did it doesn't seem to exist anymore, as far as we can tell*
 - i. *Getting other bids from a variety of companies*
- c. *Plan is to continue this, maybe 3 times (October, November, December)...working on a new company now*

- i. @\$60 per man hour. Estimated amount of leaf removal for the season \$12,000
- ii. If the price is too high (due to increased volume) we would come back to the residents to see if they want more money spent on leaf removal
- iii. Will put info on the message boards and on FB, website (TimberwoodTrails.org)

6. Bare spots where trees have been cut down

- a. Takes a couple of years of compost and probably sod.
- b. The HOA is encouraging everyone to keep up their yards after tree removal. Some have gotten creative

7. Common ground in front of pool

- a. Uses?
- b. Committee to look into and who would want to be on it?
- c. Putting green, updated sports field, club house, new pool
 - i. What is the life expectancy of the pool? Pro Pool told us they didn't see any major concerns.

8. Entrance Signs

- a. Updating - review options and discuss other ideas
 - i. Replace existing lettering and board it is attached to
 - 1. Currently in the process of getting bids
 - ii. Keep all stone work
 - iii. Washington MO Company - Ziglin Signs
 - iv. Huts - Options
 - 1. Keep - need to get them fixed
 - 2. Tear down and replace with landscape- they are rotting
 - 3. Rebuild is expensive
 - 4. Noone said they wanted to keep the huts

9. Other

a. Lowering the speed limit

- i. This is a county issue. St. Charles County Police can be called and they may send extra patrol cars out - it would be a short term fix.
- ii. We can look up whether we could drop it down to 20 (BS)

b. Pothole Repair

- i. The process is that they will fill potholes however they are not doing entire slabs/sections.
- ii. The county takes requests online and does fill potholes fairly quickly.

c. Light out on a light pole- Call Ameren, they will want a number that is on the light pole

d. Sound barrier

- i. Resident asked a question about the highway noise from the Page Extension
- ii. They tested it and it wasn't a high enough decibel. They re-tested and they ran out of money

- iii. *Unless it goes to 6 lanes the county probably isn't going to do anything about it*
- iv. *As a neighborhood we think everyone would be in favor of a sound barrier.*
- v. *Mike said it hasn't gone anywhere when people have asked.*