

Timberwood Trails- 2023 Budget Ratification Meeting - 3/29/2023 - Pool Pavillion

Notes are in Italics

Trustees Present: *Steve Smith, Jennette Barker, Chelsea Mortimer, Janell Herrera, Stacey Anderson, Bri Selsvold*

Residents Present: *Belinda Rodriguez, Tom & Mary Logan, Heather Wehmer, Joe Finazzo, James Troxler, Robert Callahan*

1. **Call Meeting to Order-** *The meeting was called to order by Steve Smith at 7:04 pm*

2. **Announcement of whether or not a quorum is present**

a. Yes, a quorum is present: _____

b. No, a quorum is not present: _____X_____

Steve explained that 30 days notice was given for this Budget Ratification Meeting and that we would need more than ½ of all households to reject the budget in order for it to be rejected in whole. That bar was not met, so the budget passed as is.

3. **Introduce trustees that are present-**

Everyone was welcomed and the Trustees and Residents introduced themselves to each other

4. **Review budget details**

a. Annual HOA assessment remains at \$400 per household

i. Due by May 1st to City & Village

ii. Invoices will be mailed to you from City & Village this week

b. This creates \$154,400.00 in revenue- *Steve asked if there were any questions about the budget and there were not*

c. Have added in annual curbside leaf pick up

i. If we do this 3 times in the Fall, will cost around \$9,000

There was some discussion on this. Steve explained that when the idea was brought forward, he knew it was late in the leaf collecting season and went but moved forward with it to see how it would be received. The Board understands and appreciates many residents had already removed a majority of their leaves however many with pin oaks still had plenty of leaves to be picked up. The company sent 2 crews and both crews worked the whole day. Everyone was in agreement that this was a positive thing for the neighborhood. We pay by the crew by the hour. The board will reassess after next year.

d. Pool management expenses have risen

i. Extraneous factors beyond control of the HOA

Board reps met with the Pool Mgmt Company to share concerns from Summer 2022 (i.e. one day the pool was shut down because the company did not have enough chlorine to keep levels acceptable to the Health Dept, cleanliness, etc). Going with another company isn't really an option. There are only about 2 pool management companies in the area and everyone is in the same boat with staffing etc. New this year - lifeguards will not pay past 9

pm. The board will work with the social committee on some of their movie nights and the luau re: timing and having lifeguards on duty and make it safe for all.

e. Social Committee has received their annual sum of \$5,000 to plan all social activities for 2023

f. No large capital expenses planned for this year related to pool

We received updated pool furniture close to the end of the season (everything was slow in being delivered post Covid)

g. Will begin process of updating entrance signs

i. Have to procure estimates, designs, etc.

In the past, we have had residents help with painting letters on a volunteer basis. Everyone was in agreement that an updated sign at each entrance would add to the neighborhood's aesthetics.

h. Matt Bowers (resident) will continue on as landscape coordinator

i. This includes maintaining common grounds, courts, etc

Matt is a resident and takes great pride in the work he does to help with common grounds. He is always working hard. As a financial benefit to the neighborhood we pay him less than what we would pay a landscape company. Thanks to Matt for all of his hard work and effort

i. Tree Replacement Program

i. Jason Gutleber (resident) still coordinates this on behalf of the HOA

ii. For Spring 2023, we have 8-10 requests at \$300 per tree, totaling \$2,400 to \$3,000 for the Spring. We will offer again in the Fall.

iii. The last few years have been heavy on tree replacement, but it appears as if that pace has slowed - we anticipate that this will continue over the next few years

In the past the County has sent letters to residents who have dead trees that need to be taken down. We were reminded that the idea of having tree lined streets is where the Tree Replacement Program originated. We will not be replacing trees in backyards. In general it is one tree replacement in the front yard and 2 tree replacements on a corner house. The Board will evaluate other requests on an individual basis. There are still some infected Ash Trees that haven't been taken down.

j. Assessment Late Fee

i. If assessment is paid AFTER May 1st, a 10% per annum fee will be tacked on (about \$3.00 per month)

ii. Assessments MUST be paid in full, including any late fees or past due amounts, before pool access will be granted

5. Resident Questions/Comments- *Steve opened the floor for additional questions There was a question about when we will 'take down' the '.net' website for the neighborhood. Steve explained that it will time itself out eventually. The next time a bill comes that doesn't get paid would be when action would be taken.*

6. Meeting Adjourned- *The meeting was adjourned before 8:00 pm*