

Timberwood Trails
HOA Meeting
6/8/2023

Present: Bri Selsvold, Chelsea Mortimer, Steve Smith, Janelle Herrera, Stacey Anderson, Jennette Barker

Missing: Mike Debo

Notes are in italic

1. Old Agenda Items

[REDACTED] (address redacted)

i. Discussion

1. *Good Meeting - homeowner presented some good information*
2. *Options*
 - a. *Continue on with agreement with former HOA board*
 - b. *Use 6.6 in new indentures to grant variance (due to pandemic, delay in building the pool, pool prices went up 100%, old fence was falling apart and they own a dog, which was getting out - this is why the fence went up before the pool went in.*
 - c. *There is a hand out with more details on Options*

ii. **Final Vote -**

1. Yays for Option 1 - **0**
2. Yays for Option 2 - **6 votes to grant the variance.**
3. Variance is approved

iii. *Steve will scan the ballots and keep them on file.*

2. Neighborhood Maintenance/Landscape

- a. Bradford Pear trees recommended removal near pool
- b. 3 bids received, all from resident recommended companies
 - i. *Dave's Spot Tree Service - \$1,500- Jennette will call and let him know we are having him take down the Bradfords*
 - ii. *Richie The Tree Guys - \$2,900*
 - iii. *Rite-A-Way Tree Service \$1,750*

3. HOA Assessment Due Date for 2024

- a. Adjust delinquency date?

- i. *Exception was this year because of the indentures that got approved and we didn't send them out until April 1 due May 1, delinquent May 31. In the future it will be sent out around mid February with a due date 30 days later. Should not be an issue with the May 31 dates from 2023.*

4. Pool

- a. Updates
- b. Pool Committee - *Should be about 3 people because it is a lot of work. Those who could be on the pool committee on Stacey Anderson - transitioning out, Darren Plogger, Lori Brickson, Bri Selsvold, Danielle Finley, Mandy Dyal (swim team connection- Chelsea to talk to Danielle) - who else do we want to approach to be on the pool committee.*
- c. Bands - ideas for a better process?
 - i. *Should see improvements next year with the paid fees coming in sooner*
- d. Social Committee- *funds for the lifeguards to work extra hours come out of social committee funds to Pro Pool directly and they will*
- e. Baby Pool
 - i. *Bri to look into some kind of tub or mesh bag to hold baby pool toys*
- f. Discipline/Incidents
 - i. How to handle
 - ii. *Someone in a leadership position (lifeguard, pool manager, Pool Committee, HOA Trustee) will:*
 - 1. *Contact the parent, explain the situation*
 - 2. *Involve kid in the discussion*
 - 3. *Possible banning from pool usage (Pro pool will keep record of anyone who is banned)*
 - 4. *Non-resident -inform parent of the sponsor resident who brought the guest.*
 - 5. *Next situation - resident is banned from being alone at the pool without a parent.*
- g. Cameras
 - i. *Need good wifi*
 - ii. *Quotes on internet (Chelsea to get wifi/internet quotes) and camera (Janelle is going to look at camera prices)*
- h. Storage area
 - i. Who uses it? Who is responsible for it?
 - 1. *Swim team and Social committee use the concession stand area and the storage area. Social committee has noticed*

that some of their things like the portable speaker - gets broken and not replaced.

a. Chelsea will talk to social committee to see what ideas they have and will report back to the Trustees

- i. Morning Adult Swim
 - i. *Danielle Finley- point of contact*
 - ii. *Wednesday and Friday mornings with lane lines. (Monday, Tuesday and Thursday are swim team practices)*
 - iii. *Need to post "NO LIFEGUARD ON DUTY" sign*
 - j. Concerns:
 - i. *Bathrooms - need to be cleaned. Lori Brickson's daughter is willing to clean the bathroom (@\$160/month)*
 - ii. *Vacuuming - the lifeguards are not vacuuming the corners of the pool (Steve is making note to talk to the pool company)*
 - iii. *Urinal in the boys bathroom is fixed. - maybe send a gift card to Matt Stack - Janelle/Stacey will arrange to send something over to him.*
5. Basin Maintenance
- a. *Stacey explained that the neighborhood HOA is responsible for the cleaning out of the retention basin. Stacey thinks it was about \$700 to get it cleaned. Steve is going to talk to Mike and move forward to make sure the neighbors know about the reimbursement.*
6. Facebook page
- a. Monitoring
 - b. How do we want to handle people that have moved away?
 - i. Bri and Steve are admins.
 - ii. For safety and privacy purposes we really only want residents on the page- Bri will help to manage all of this. She will send something out that Purge 2023 is starting....
7. Street sign at Silver Lake and Country Ridge
- a. *Waiting on materials*
8. PO Box update (we currently do not have one)
- a. Steve is going to work on this
9. Misc
10. Signs - We could ask residents if they are ok getting rid of the huts - facebook vote or google form vote. Include idea pics.
- a. If we don't have the money for this, we can consider doing this in phases (1 sign each year for 3 years)
 - b. See quotes below

Green highlights are cheapest quote

TT Tree Removal - 2 Bradford Pears at end of pool driveway, including grinding stump

All of these tree companies come recommended by TT residents

Dave's Spot Tree Service - \$1,500

Richie The Tree Guys - \$2,900

Rite-A-Way Tree Service \$1,750

Hut Removal

I Noah Guy did some work at my mom's house. The other two came from Angi's list. Mr. Handyman did not come out and look at the signs. They did it based on pictures. Beaty Home Improvement said they did not carry insurance and that could keep his company from moving forward. At the end of our time together he said they don't carry workman's comp insurance. Took 2 weeks to get the appt. Haven't received a written quote.

I Noah Guy - \$3,400 emailed quote

Beaty Home Improvement \$1500-\$1800 per hut plus the price of hauling away \$3,000-\$3,600 + haul away)- verbal quote - met with him June 6 and he has not emailed me

Mr. Handyman \$10,000- \$12,500 plus haul away- texted quote

Sign Replacement- Stone's Sign

Mason Ridge Entrance

Replace wood cap on the stone with a light fixture \$1520- read quotes for additional cost of new wiring if needed

Option 1 - New signage - raised lettering - lasting a lifetime- \$5292

Option 2 -Vinyl lettering lasting 7-10 years- \$2053

Option 1 Total - \$6812

Option 2 Total - \$ 3573

Option 1 - 3 signs @ \$20,400

Option 2 - 3 signs @\$10,500

Do we know an electrician who could wire in a new light ?? that would be cheaper.

Shown in black background and gold lettering. My vote would be to switch the lettering to light gray or some other color than gold

I asked a friend who lives in Brittany Place what they did with their sign. They power washed the stone, and maybe painted, then got new lettering. He hasn't gotten back with me on the company they used.