***TIMBERWOOD ON THE PARK, Inc.***

**BOARD OF DIRECTORS MEETING**

**Minutes September 28, 2021 7:30 PM**

**Via Zoom**

1. The meeting was called to order at 7:34. Those present were: Karen Whitham, Laurie Blackman, Joe Gramann, Lerea Law Members of the Board; and Mike Coburn, Community Manager.
2. The Board of Directors Meeting was scheduled and notices were posted on the community web page with instructions on how to attend via Zoom.
3. **The minutes from the August 24, 2021 Board of Directors meeting were approved unanimously.**
4. Management reported that the assets of the Association as of 7/27/21 were $76,741.86. In addition, it was reported that the Gardner Law Firm had collected $4,728.15 since January 1, 2021 and has billed the Association $1,250.82 during that period. Coburn did note that this metric was not the sole tool in measuring the success of the attorney’s efforts on behalf of the Association. Additional legal actions in securing liens and judgement are other measurements to take into consideration.
5. The Board once again determined to postpone until spring any consideration on the refreshing the community sign. It was reported that the costs based upon year old bids was in the range of $1,250.00.
6. **The Board reviewed the proposed annual budget which called for a 4.7% increase in monthly dues and unanimously approved it. Dues will be $99.75/month starting January 1, 2022.**
7. The Board of Directors requested Coburn to report to them the cost of replacing sections of sidewalk near 10769 Lester Street. A bid from Russo Construction has been solicited.
8. The Board determined to convene the Annual Meeting via Zoom.
9. The Board discussed proposed community projects of weeding gardens and a door decoration contest for Halloween. Director Blackman will be coordinating these efforts.
10. Member Andrew Kreisberg communicated with Management about connecting additional downspouts to the existing system behind his home. The Board directed Coburn to determine the ability of the system to accommodate the additions and the cost.
11. The next meeting of the Board of Directors will be via Zoom on 10/26/21.
12. The meeting adjourned at 8:23.

These minutes were prepared by Mike Coburn and submitted to the Board of Directors.