

**Timber Trails Community Association  
Board of Directors Meeting  
February 4, 2017**

**Call to Order-** TTCA President Dan Bernheim called the meeting to order at 8:00AM. Board Members present were Dan Bernheim, Kelli Jamison, Rick Metzger, Barry Trachtenberg and Joe Varacalli. Also in attendance were Association Manager Wendi Freeman and Lake Naomi Club Operations Manager Tim Brooks. Directors Dave Carbone and Bill Nathan were unable to attend the meeting.

**Approval of the meeting minutes of November 19, 2016 regular business meeting:**

The minutes of the November 19, 2016 meeting were submitted to the Board for review.

**On a motion made by Joe Varacalli, seconded by Rick Metzger, all were in favor of approving the November 19, 2016 meeting minutes.**

**Approval of November 19, 2016 Annual Meeting Minutes:** Tabled

**President's Report:** Dan discussed some Lake Naomi Club business from the last Trustee meeting. The Membership Marketing Committee is continuing to look into a new Club logo, some alternate publications and marketing to different demographics. The home prices in the area are averaging lower than in the past but at least all the new home owners are becoming Club Members.

**Old Business:**

- **Financial Statements** - The Directors reviewed the Financial Statements of December 31, 2016. Discussion ensued regarding expenses vs. budget. As of December 31, 2016, the Association was approximately \$4,200. under budget, caused by the lack of snow during this past winter. As of December 31, 2016, the Operating Contingency Fund had a balance of \$101,128. The only expense to the Contingency fund is the new benches on the dam breast and the fees to Martin & Robbin to mark the lot lines on Conestoga inner loop. The current balance of the Replacement Fund at December 31, 2016 was \$266,887. There are no expenses to that fund in 2016. These financial statements as reviewed by the Timber Trails Board of Directors will now be submitted for audit by the Associations independent auditor.
- **Collections Report** – As of December 31, 2016, 503 of the 516 properties in Timber Trails paid their 2016 assessment. Of the 13 unpaid, 12 are improved and 1 is unimproved. Of the 13 unpaid, 6 are delinquent owing 2016 only. The remaining 7 owe for more than one year, this group equates to approximately 2%. The Board reviewed the delinquent accounts and Dan and Wendi updated the Board on the pending law suits being filed.

- **Consent Calendar** – The Consent Calendar contained 1 item to be voted, regarding the transfer of funds to the Lake Naomi Club for the preparation and distribution of 4 resale certificates. **On a motion made by Joe Varacalli, seconded by Rick Metzger, all were in favor of the consent calendar.** A copy of the consent calendar is attached.
- **Code of Conduct Enforcement Update** – Wendi provided an overview of the Code of Conduct violations issued since the last meeting.
- **Universal Garbage Contract** – Wendi reported that the garbage collection in Timber Trails continues to have very few issues except for the occasional missed stop.
- **Conestoga Trail Pedestrian Lane Project** – Tabled
- **Monroe County Property Reassessment** – No update at this time
- **Community Wide Wi-Fi Service** – The Board discussed the potential for community wide Wi-Fi at length. Due to the cost involved, the liability to Timber Trails for the possibility for uncollectables, and the amount of management's time that would be required, the Board opted not to continue investigation of this program at this time.

#### **New Business:**

- **Board Discussion:** The Board discussed the need for further speeding enforcement and pointed out a few vehicles in general that tend to be seen driving at excessive speeds. Wendi will report this to Chief Lamberton. The Board asked LNC Operation Manager to check on the thin ice at the golf course ponds and to consider snow fencing and signage. The Board also brought up the possible need for a drone policy. Wendi stated that there are other communities looking into drone policies as drones are becoming more popular and with onboard video and cameras, more invasive. The Board also requested that management relay the need for maintenance on Miles Trail and the possibility of a group of community members volunteering to help get it cleaned up.

**Adjournment** – The TTCA Board of Directors adjourned the meeting at 9:00AM. The next meeting of the Timber Trails Board is scheduled for Saturday, May 13, 2017.

Respectfully Submitted,

Wendi Freeman, CMCA, PCAM  
 Association Manager  
 Timber Trails Community Association