

**Timber Trails Community Association  
Board of Directors Meeting  
May 13, 2017**

**Call to Order-** TTCA President Dan Bernheim called the meeting to order at 8:30AM. Board Members present were Dan Bernheim, Dave Carbone, Kelli Jamison, Rick Metzger, Bill Nathan, Barry Trachtenberg and Joe Varacalli. Also in attendance were Association Manager Wendi Freeman and Lake Naomi Club General Manager Robert Jones.

**Approval of the meeting minutes of February 4, 2017 regular business meeting:**

The minutes of the February 4, 2017 meeting were submitted to the Board for review.

**On a motion made by Joe Varacalli, seconded by Kelli Jamison, all were in favor of approving the February 4, 2017 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. He briefed the Board on the Club's financial position and the beginning of the forensic audit. Both Associations will be meeting with the Trustees at the end of the summer to review in detail the Club's Reserve Study. The Club will hold a public meeting for all Club Members on June 24<sup>th</sup>, 2017 to discuss the conclusion of the forensic audit.

**Old Business:**

- **Financial Statements** - The Directors reviewed the Financial Statements of March 31, 2017. Discussion ensued regarding expenses vs. budget. As of March 31, 2017, the Association was approximately \$586. under budget, As of March 31, 2017, the Operating Contingency Fund had a balance of \$133,179. And no expenses to that fund so far in 2017. The current balance of the Replacement Fund at March 31, 2017 was \$374,401. There are no expenses to that fund at this time, but there is paving scheduled to be done this fall.
- **Collections Report** – As of March 31, 2017, 467 of the 516 properties in Timber Trails paid their 2017 assessment. Of the 49 unpaid, 47 are improved and 2 are unimproved. Of the 49 unpaid, 39 are delinquent owing 2017 only. The remaining 10 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 3 resale certificates. **On a motion made by Joe Varacalli, seconded by Kelli Jamison, 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. She also reported that she had met with County Waste regarding the renewal of the contract on July 1, 2017. County Waste is seeking to renew the contract under the condition that they either receive a 28% increase in the total contract price or the cans/bear bins all be moved out to within twenty feet of the pavement. Anyone who wants them back farther than that would need to subscribe to at the house service at an extra charge. Going back driveways up to 60 feet is very labor intensive for County Waste and they are losing money on the current pricing. County Waste that would rather have the cans moved closer and in plain sight than to have an increase in the fee.
- **Conestoga Trail Pedestrian Lane Project** – The bid specifications for both the path and the road resurfacing of Centennial Drive to Paul Bunyan as per the Timber Trails Reserve Study are being completed by Project Manager Scott Hall. The RFP's will go out in mid-July with a return date of early August. The bids will be ready for Board review and approval by the next meeting on August the 19<sup>th</sup>.
- **Monroe County Property Reassessment** – No update at this time

**New Business:**

- **Correspondence from Owners:** None.

**Adjournment** – The TTCA Board of Directors adjourned the meeting at 11:00AM. The next meeting of the Timber Trails Board is scheduled for Saturday, August 19, 2017.

Respectfully Submitted,

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