

**Timber Trails Community Association
Board of Directors Meeting
October 1, 2017**

Call to Order- TTCA President Dan Bernheim called the meeting to order at 12:35PM. Board Members present were Dan Bernheim, Dave Carbone, Kelli Jamison, 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 August 19, 2017 regular business meeting:

The minutes of the August 19, 2017 meeting were submitted to the Board for review. **On a motion made by Joe Varacalli, seconded by Bill Nathan, all were in favor of approving the August 19, 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. The Club has begun to look at their year-end projections as we head into the budget season. Weather affected golf usage this past summer and as a result, golf revenues are down, but the Community center is up.

Old Business:

- **Financial Statements** - The Directors reviewed the Financial Statements of August 31, 2017. Discussion ensued regarding expenses vs. budget. As of August 31, 2017, the Association was approximately \$3,120. over budget due to higher than normal legal fees for collection accounts. Some of these legal fees will be recouped once the accounts are settled. As of August 31, 2017, the Operating Contingency Fund had a balance of \$133,275. And no expenses to that fund so far in 2017. The current balance of the Replacement Fund at August 31, 2017 was \$374,579. There are no expenses to that fund at this time. The back one third of Conestoga was estimated to need paving in 2017, however, upon inspection, Conestoga Trail in that area is not in need of paving at this time. The Board voted unanimously (motion made Varacalli, second Carbone) to move the road paving schedule ahead 2 years, but will monitor the roads in the meantime.
- **Collections Report** – As of August 31, 2017, 507 of the 516 properties in Timber Trails paid their 2017 assessment. Of the 9 unpaid, 8 are improved and 1 is unimproved. Of the 9 unpaid, 3 are delinquent owing 2017 only. The remaining 6 owe for more than one year, this group equates to less than 1%. The total delinquency percentage is 1.7%. The Board reviewed the delinquent accounts and Dan and Wendi updated the Board on the pending law suits being filed.
- **Consent Calendar** – No Consent Calendar was presented.
- **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 in September. County Waste will seek a

25% increase in 2018 to cover the cost of having to go back so many driveways to the 60 foot mark. County Waste has asked that in 2018 the can locations be moved to no more than 20 feet off the pavement and that all homeowners start to use red flags up when there is garbage in the enclosure. The Board will discuss the contract renewal during the budget process later in the meeting.

- **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 were reviewed by the Board. Upon recommendation by Project Manager Scott Hall, the Road Paving schedule was moved ahead 2 years and the TTCA Capital Reserve study will be revised. The Conestoga Pedestrian Path is still being considered by the TTCA Board and the TTCA Board will seek out the Lake Naomi Club to possibly help with the cost of this Member benefitting project.
- **Monroe County Property Reassessment** – Many TTCA and PPCA members have received their door hangers in the mail and questions are being fielded daily by Wendi Freeman with the assistance of Tyler Technologies. Physical property inspections have begun.

New Business:

- **Correspondence from Owners:** There is no correspondence to discuss at this time.
- **2018 Operating Budget Approval** – The Board reviewed the 2018 as presented by management. The Board discussed each line item in depth and is hopeful that the TTCA can operate within budget in 2018 for a very minimal increase to its members. On a motion made by Kelli Jamison, seconded by Barry Trachtenberg, all were in favor of adopting the 2018 Operating Budget as presented. The approved budget will be provided to the Membership as per the TTCA by-laws in the notice of the Annual Meeting.
- **Drone Policy** – The Board discussed the need for a formal policy regarding the use of drones in the community as more and more drones are being spotted. Wendi has been gathering drone policies from other communities having the same issues and will draft a policy for the TTCA Board to consider and adopt.
- **2017 Election of Board Members** – The terms of Barry Trachtenberg and Joe Varacalli will expire at the end of 2017. Both Barry and Joe have stated their desire to run for another term on the TTCA Board. The TTCA has also received one other application from TTCA Member Chris Dumont (Red Fox Crescent). The bios will be updated and added to and will go out as per the by-laws for the 2017 election.

Adjournment – The TTCA Board of Directors adjourned the meeting at 2:35PM. The next meeting of the Timber Trails Board is scheduled for Saturday, November 18, 2017 at 8:00AM, followed by the Annual Meeting of the Membership beginning at 9:00AM at the Lake Naomi Clubhouse.

Respectfully Submitted,

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