

**Timber Trail Community Association, Inc.**  
**Annual Meeting Minutes**  
**November 21, 2019**

I. Call to Order

President Dan Bernheim called the meeting to order at 9:30 AM. Board Members present were Dan Bernheim, Dave Carbone, Kelli Jamison, Rick Metzger, Barry Trachtenberg and Joe Varacalli. General Manager Robert Jones, Security Chief John Lamberton and Administrative Assistant Sharon Lee Heron also attended the meeting. Community Manager Wendi Freeman was unable to attend.

Approximately 49 Timber Trails Property Owners also attended the meeting.

II. Greeting and Opening Remarks

Dan Bernheim introduced the Board Members and the Administrative staff, he thanked those in attendance for attending the meeting.

III. 2019 Election Results

Dan reported that there were 3 seats available and election results named Dave Carbone, Connell McGill, and Robert Ray to fill those positions for a three-year term. Directors Kelli Jamison and Bill Nathan will be stepping down at the end of 2019. Dan thanked both Kelli and Bill for their many years of service to the Timber Trails Board.

IV. Approval of the November 19, 2018 Annual Minutes

On a motion made by Dan Bernheim, seconded by Dave Carbone, the Annual Meeting Minutes of November 19, 2018 were unanimously approved.

V. Financial Report

Dan reported that of the 516 properties in Timber Trails 495 are improved and 21 are unimproved. Dan also noted that of the 21 unimproved properties 9 are owned by the adjacent improved property owner. There were four new homes approved in 2019. Of the 516 property owners in Timber Trails, 416 are members of the Lake Naomi Club. Collections are currently at 98.3%. There are currently 9 property owners delinquent on their assessments and collection actions have commenced. Dan reported that the TTCA will continue to be diligent in the collection efforts.

Dan noted that the TTCA operating account was approximately \$2,000 over budget as of October 31, 2019. Compared to the total budgeted expenses, the TTCA is doing well keeping the expenses down and on target

The balance of the TTCA Capital Replacement fund on October 31, 2019 was \$356,850. The capital replacement expenses for 2019 include \$52,000 to replace and enhance the TTCA playground.

VI. Board Proposed Amendment to TTCA Bylaws for Speeding Penalties

Dan announced that the Board would be proposing a Bylaw change to allow higher fines than currently stated in the Code of Conduct for fines related to speeding violations. Speeding continues to be the number one complaint amongst Timber Trails Owners. The Board will be proposing a bylaw amendment to allow for a \$200 fine for 1<sup>st</sup> offense, \$250 fine for 2<sup>nd</sup> offense, \$300 fine for 3<sup>rd</sup> offense and \$400 fine for 4<sup>th</sup> offense. The Board took an informal poll

of the Members present to see the consensus of the proposed Bylaw amendment by show of hands. The count was 34 hands for proceeding with the bylaw amendment and 10 hand shown against. The Board will continue with the voting for the revised amendment in the next month or so. There were many comments and suggestions regarding speeding and speed control and the Board will take them into consideration.

- VII. Member Comments – Dan opened the meeting to the Members for questions or comments.
- A Member asked about the 10% decrease to the 2020 budget for Security Services. As part of the 2020 budget preparation the security logs were analyzed and the allocation for the total Security budget was looked at. The TTCA, the PPCA and the Lake Naomi Club all share this expense, and the costs were allocated based on actual use. The amount allocated per the security logs to Timber Trails was decreased.
  - A Member asked what the difference was between the fee for improved and unimproved properties. The answer is that unimproved lot owners are not charged for security services and garbage as they really do not use these services unless a lot in improved. All other expenses are charged equally.
  - A Member asked a question regarding the new cameras installed at the Gatehouse. The cameras are installed for general safety and viewed if there is a problem.
  - A Member asked about increased signage for speed limits in the Community. The Board will be looking into posting more signage.
  - A Member mentioned possible signage for walking and biking on the correct side of the road. The Board acknowledged this is a huge safety concern and signage is being developed along with the speed limits.
  - A Member expressed thanks to the TTCA Board for the expedition of the roadside cutting and the tree clean up. This effort will be continuing into 2020 and will be on an ongoing schedule in the future.
  - A Member suggested the possibility of Web based meetings to allow for more owner participation. The Board will look into this possibility.

XI. Adjournment

With there being no further comments or questions, Dan adjourned the meeting at 10:54am.

Respectfully Submitted,

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