

Timber Trails Community Association
Board of Directors Meeting
May 15, 2021

Call to Order: The May 15, 2021 meeting of the Timber Trails Board of Directors was called to order by TTCA President Rick Metzger at 9:30am at the Community Center and via Zoom. Board Members present were Dan Bernheim, Dave Carbone, Rick Metzger, Connell McGill, Robert Ray (via Zoom), Barry Trachtenberg (via Zoom), and Joe Varacalli. Also, in attendance was TTCA Manager Wendi Freeman and LNC General Manager Robert Jones.

Approval of Minutes: January 30, 2021 Business Meeting - On a motion made by Dan Bernheim, seconded by Connell McGill, all were in favor of approving the meeting minutes of January 30, 2021 with no corrections.

Presidents Report: Rick Metzger updated the Board regarding the most recent BOT Meeting. The Club will be putting out a notice to Club Members regarding guest limits at the beaches and will relax patrolling of mask wearing when out of doors.

Old Business:

- **Financial Report** - The Board reviewed the presented financial statements as of March 31, 2021
- **Operating Account** -. The Operating Balance sheet reported 3/31/2021 Assets in the amount of \$1,404,877., including cash in the bank, the assessment receivable, allowance for uncollectable and fixed assets. The liabilities at 3/31/21 totaled \$440,597., including Accounts Payable, Due to LNC for Contractual.

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The Board also reviewed the P&L report with budget comparison as of March 31, 2021. Revenues including annual assessments, income from bar code stickers, late fees and dispatching fees totaled \$1,055,104 on a budget of \$1,055,540. Expenses totaled \$422,735 on a budget of \$424,253. Snow plowing and ice control are currently over budget due to a heavy snow and ice winter. As part of the financial statement review, the Board also reviewed the Year-to-Date Equipment Usage expenses and all snow and ice removal expense line items.

- **Contingency Fund Account** - The 3/31/2021 balance sheet indicated assets totaling \$122,643, and liabilities totaling \$0. Assets include cash in bank.

The Board also reviewed the Contingency Fund P&L report as of March 31, 2021. Revenues included \$56 in interest income.

- **TTCA Capital Reserve Fund Account** - The 3/31/21 Capital Reserve balance sheet indicated assets totaling \$159,123, and liabilities totaling \$0. Assets include cash in bank. The 2021 Budgeted Transfer of \$155,000 was done in April 2021 and will be reflected on the April 2021 financial statements.

The Board also reviewed the TTCA Capital Reserve Fund P&L report as of December 31, 2020. Revenues included \$137 in interest income. The Board reviewed the paving and other Capital Reserve Projects (bathhouse reno) planned for 2021. The road

paving scheduled as per the Capital Reserve Schedule is estimated to cost \$407,000. This will be paid for with existing reserve funds plus monies from the line of credit. The line of credit will be paid off in 2022 and 2023 as per the Capital Reserve Plan. The roads scheduled will be reviewed and finalized for bidding of the contract in June/July.

On a motion made by Rick Metzger, seconded by Dave Carbone, all were in favor of accepting the financial statements as presented.

- **Collection Report** - The Board reviewed the collection report as of March 31, 2021. At this time there are 22 TTCA Members that have not paid their 2021 TTCA Assessment. 20 of those Members owe only for 2020, 1 Member owes for 2020 and 2019, and 1 owes fees for several years and has been submitted to the attorney for collection. Club Packets will not be distributed to any TTCA Member that is not current with their Timber Trails assessments. Dan Bernheim will check with the TTCA Attorney Nick Haros on the status of the collection efforts with account number T624 who is past due several years and request/review a bringdown search.

The Board also discussed approving a policy for those Members who request payment plans. Dan Bernheim offered to write the policy for the next meeting to be ratified.

- **Sales Data** - The TTCA reviewed the sales data as of 5/15/2021 for TTCA. Timber Trails reported 7 resale certificates as of 5/15/2021, averaging approximately \$350,000. The highest sale currently is a home on Buckskin Way at \$430,000, and the lowest \$305,000 on Flintlock Trail.
- **Short Term Rental Discussion** - The Board tabled discussion of Short-Term Rentals to executive session. Highlights of the executive session discussion included the creation of a TTCA and PPCA task force to corroborate the needs of both communities when considering possible deed restriction changes to manage short term rentals. The task forces will work together to present possible scenarios to their respective Boards and then begin the Member education process by using an outside company to assist management with the collection and distribution of educational material with regards to a deed restriction amendment.
- **Garbage Update** - County waste continues to miss several locations on a regular basis. The Board instructed management to begin looking for providers as the contract will be renewable in January 2022. The discussion was continued into executive session to review the County Waste Contract.
- **Code of Conduct Enforcement Update** - The Rangers have begun speed monitoring in Timber Trails and will continue throughout the summer.
- **Roadside Pruning Update** - Management provided the Board a map of the pruning and cutting plans provided by the maintenance department. Pruning will begin as time allows until the amenities are open and then time spent will increase.

New Business:

- **Summer 2021 Beach Access Forms for Approval** - The Board reviewed the proposed forms that will be required for TTCA Members to acquire TTCA Beach badges. As the TTCA accepts Lake Naomi Club Badges for entry to the TTCA Beach, only those without Club Membership need to fill out the form to receive their badge. The Board was all in favor of the form as presented.

- **Summer 2021 Rental Guest Check In Forms for Approval** - The Board reviewed the form that was successfully used in 2020 as updated to 2021. All were in favor of approving the form for 2021.

- **LNC Update** - Pickleball - Robert Jones updated the TTCA Board on the status of the Pickleball Plans.

- **Discussion Regarding the Summer Membership Meeting** - The Board discussed reinstating the Summer Membership Meeting and picnic at the Timber Trails Clubhouse in August of 2021. The Board was all in favor of having the Meeting and Picnic this year and information will be distributed to the Membership with the Summer Newsletter in June.

- **2021 TTCA Capital Reserve Projects** - The TTCA Board of Directors discussed the 2021 Road Paving and Capital Reserve Projects during the financial statement review. Please see notes above.

Adjournment - The TTCA Board of Directors adjourned the business meeting at 11:30am. The next meeting of the TTCA Board of Directors is scheduled for Saturday, August 28, 2021.

Respectfully Submitted,

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