

**Timber Trails Community Association**  
**Board of Directors Meeting**  
**October 22, 2022**  
**Approved w/ 1 correction - 11/19/2022**  
**(typo pg 2, Unimproved Property Assessment)**

**Call to Order:** The October 22, 2022, meeting of the Timber Trails Board of Directors was called to order by Board President Dan Bernheim at 9:03AM. The meeting was held in person at the Administrative Office. Board Members present were Dan Bernheim, Connell McGill, Robert Ray, Barry Trachtenberg, and Joe Varacalli. Also, in attendance was TTCA Manager Wendi Freeman, LNC General Manager Robert Jones, LNC Chief Financial, Laurie Germino.

**Approval of Minutes:** August 3, 2022 Business Meeting and the August 13, 2022 Business Meeting - **On a motion made by Connell McGill, seconded by Rick Metzger, all were in favor of approving both sets of minutes with one correction to the August 3, 2022 minutes.**

**Presidents Report:** TTCA Board President Dan Bernheim gave an update on the recent LNC Board of Trustee meeting.

## **Old Business:**

**Financial Report** - The Board reviewed the Association Operating P&L of August 30, 2022, under the agenda item NEW BUSINESS, Operating Budget Review and Approval. Please see notes under New Business.

**Collection Report** - The Board reviewed the collection report as of 9/30/2022. At this time there are 6 TTCA Members that have not paid their 2022 TTCA Assessment. 5 of those Members owe only for 2022 and 1 owes fees for several years and has been submitted to the attorney for collection. The Board continues to monitor the property owner who is severely delinquent and has been advised that a sale is again pending. The TTCA's next step in this process is to begin foreclosing proceedings.

**Sales Data** - The TTCA reviewed the sales data as of 10/20/2022 for TTCA. Timber Trails reported 32 resale certificates issued as of 10/20/2022,

**Garbage Update** - No update or issues at this time.

**STR Survey Committee Update** - No update at this time.

**Services Agreement** - No update, still under attorney review on behalf of the LNC Trustees.

**ARC S&R Rewrite Review Update** - No update, ARC is planning to finalize a new draft of the S&R's in early 2023.

## **New Business:**

**2023 Operating Budget Review & Approval** - The Board reviewed the projected year end TTCA P&L and the anticipated expenses for 2023. The Board discussed the updated TTCA Reserve Study and the increasing cost of maintaining the Timber Trails Road System. The Board discussed the funding needed over the next 20 years and raised the TTCA assessment accordingly. The Board tabled the discussion until further

information was provided. The Board unanimously approved the final budget via email on October 25, 2022, and sent the approved budget to the Membership on October 28, 2022, as per the time line to do so in the TTCA By-Laws. The TTCA fee will be as follows for 2023:

|                     |         |  |
|---------------------|---------|--|
| Improved Properties | \$2,386 | Yearly Operating Assessment            |
|                     | \$ 131  | Yearly Reserve Assessment              |
|                     | \$ 25   | 2023 Special Assessment - Gate Repairs |
|                     | \$2,542 | Total 2023 Assessment                  |

|                        |         |  |
|------------------------|---------|--|
| Unimproved Properties: | \$1,964 | Yearly Operating Assessment            |
|                        | \$ 131  | Yearly Reserve Assessment              |
|                        | \$ 25   | 2023 Special Assessment - Gate Repairs |
|                        | \$2,120 | Total 2023 Assessment                  |

**2023 Election Candidate Biographies** – The Board reviewed the Boar Applicant Biography document that will be sent with the Annual Mailing notice along with ballots and envelopes to be used by TTCA Members to vote for 3 candidates in 2022.

**November Annual Meeting of the Membership** – The Board discussed the venue choice for the 2022 Annual Meeting. The meeting will be switched to the Lake Naomi Clubhouse this year. The meeting will be held November 19, 2022, at 10:30am. Those attending in person will be welcomed to come at 10:00am for coffee and conversation. The meeting will be called to order at 10:30 and will be live streamed for those unable to attend. Questions will be taken in advance and from those in attendance on November 19<sup>th</sup>. Question will not be taken via the chat application. As part of the discussion in preparation for the Annual Meeting, the Board acknowledged that speeding continues to be of major concern. The Board requested that 2 more speed barriers be built and ready to be in place in the spring.

**Adjournment** – The TTCA Board of Directors adjourned the business meeting at 10:30AM. The next meeting of the TTCA Board of Directors is scheduled for Saturday, November 19, 2022, at 8:30AM. The Annual Meeting of the Membership will follow this business meeting at 10:30am.

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