

Timber Trails Community Association
Board of Directors Meeting
February 18, 2023
(Minutes Approved April 15, 2023)

Call to Order: The February 18, 2023, meeting of the Timber Trails Board of Directors was called to order by Acting Board President Dan Bernheim at 9:30 am. The meeting was held at the Administrative Office. Board Members present were Dan Bernheim, Aaron Blumenthal, Dave Carbone, Rick Metzger, Robert Ray, Barry Trachtenberg, and Joe Varacalli. Also, in attendance was TTCA Manager Wendi Freeman and STRS Committee Member Connell McGill.

Election of 2023 TTCA Board Officers: On a motion made by Rick Metzger, seconded by Barry Trachtenberg, all were in favor of the following TTCA Officers for 2023:

President - Dan Bernheim

Vice President - Joe Varacalli

Treasurer - Barry Trachtenberg

Secretary - Dave Carbone

Approval of Minutes: November 19, 2022 Business Meeting - On a motion made by Joe Varacalli, seconded by Barry Trachtenberg, all were in favor of approving the November 19, 2022 meeting minutes with no correction.

Presidents Report: TTCA Board President Dan Bernheim gave an update on the recent LNC Board of Trustee meeting, including an update on Pickleball and the status of the Tobyhanna Township Volunteer fire Company, Station 41. Station 41 is still not in service due to an ongoing dispute with the Tobyhanna Township Board of Supervisors. Our area is being covered by Pocono Summit Volunteer Fire Company while the Tobyhanna Township BOS considers other options.

Old Business:

Financial Report - The Board reviewed the TTCA Financial Statements of December 31, 2022:

TTCA Operating Fund: The TTCA Operating Balance Sheet of 12/31/2022 showed total assets of \$321,354, including cash in bank, Accounts Receivable, allowance, and fixed assets. Liabilities totaled \$74,010, made of monies owed to LNC for Contractual expenses and TTCA Accounts Payable. The TTCA P&L showed total revenues of \$1,249,949, on a budget of \$1,245,288, for a positive variance of \$4,661. Revenues include Annual Assessments, Bar Code Stickers, Resale Certificates, Rental Property Registration Fees, Late Fee Income, and Dispatch income received from LNC, PPCA and Locust Lake POA. Expenses totaled \$1,107,532. On a budget of \$1,116,288. For a positive variance through December 31, 2022, of \$13,417. The December 31, 2022, Financial Statements will now be sent to auditing firm for audit.

TTCA Contingency Reserve Fund: The TTCA Contingency Reserve Account Balance Sheet of 12/31/2022 showed total assets of \$121,478, cash in bank. There were no liabilities as of 12/31/2022. The only revenue into this account for 2022 to date, was interest income in the amount of \$211. Expenses to the contingency Account for 2022 as of 12/31/2022 were \$4,000 for the Short-Term Rental Survey,

TTCA Capital Reserve Replacement Fund: The TTCA Capital Reserve Replacement Balance Sheet of 12/31/2022 showed total assets of \$8,893, all cash in bank. There were no liabilities at that time. The TTCA Capital Reserve P&L as of 12/31/2022 showed total income of \$129,580, (2022 transfer from Operating and

interest income), and expenses totaling \$417,931 for 2022 Road Paving (\$407,582), a new lake pump (\$7,032) and Gatehouse repairs (\$3,317).

Collection Report - The Board reviewed the collection report as of 12/31/2022. At this time there are 4 TTCA Members that have not paid their 2022 TTCA Assessment. All 4 of those Members owe only for 2022.

Sales Data - The TTCA reviewed the sales data as of 12/31/2022 for TTCA. Timber Trails reported 38 resale certificates issued for 2022. 34 of those sales closed and 4 deals fell through,

Garbage Update - No update or issues at this time.

STR Survey Committee Update - The STRS Committee is continuing to work with Council on a plan to manage short term rentals in the Community. The Board had asked management to provide the data of the number of those renting their homes. Wendi reported that 36 homeowners rented their property in 2022 and so far 8 have registered for 2023, but normally registration does not pick up until May. Wendi also reported as per Board request that there are approximately 108 property owners who live full time in Timber Trails.

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:

Deer Management 2023 - The USDA reported the conclusion of their deer study for 2022. Currently they estimate approximately 17.6 deer per square mile. Therefore, no culling will be necessary in 2023. The next study will be done in December 2023.

ARC S&R Re-Write Discussion - Paved Driveways - The TTCA has begun to discuss possible changes to the current ARC S&R's including the approval of paved driveways. ARC and TTCA Member Abbey Spector provided the Board with some information regarding impervious surfaces. The Board tabled the discussion for further review.

Reserve Projects 2023 - The Board reviewed the 2023 Reserve Study. Wendi will review the Roads listed as needing replacement in 2023 with Maintenance supervisor BJ Muzzy and determine which roads will be paved and will assess to see if any others not due in 2023 need to be reevaluated. The TTCA Board also approved increased funds for road patching in 2023 and those needs will be evaluated as well. Wendi will report back to the Board at the next meeting. Paving will occur in the fall of 2023.

Adjournment - The TTCA Board of Directors adjourned the business meeting at 11:45AM. The next business meeting of the TTCA Board of Directors is scheduled for April 22, 2023. This meeting was later rescheduled to April 15, 2023, at 9:30am.

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