

Timber Trails Community Association
Board of Directors Meeting
October 21, 2023
Approved December 2, 2023

Call to Order: The October 21, 2023, meeting of the Timber Trails Board of Directors was called to order by Board President Dan Bernheim at 9:35 am. The meeting was held at the Administrative Office. Board Members present were Dan Bernheim, Aaron Blumenthal, Robert Ray, Barry Trachtenberg, and Joe Varacalli. Also, in attendance was TTCA Manager Wendi Freeman, LNC General Manager Jeff West and LNC Consulting Manager Robert Jones. Directors Dave Carbone and Rick Metzger were unable to attend the meeting.

Approval of Minutes:

August 12, 2023, Business Meeting - On a motion made by Joe Varacalli, seconded by Bob Ray, all were in favor of approving the August 12, 2023 meeting minutes with 3 corrections. All were in favor, The Board received the corrected minutes via email after the meeting.

Presidents Report: There was nothing to report at this time.

Old Business:

Financial Report - The TTCA Financial Statements of September 30, 2023 were reviewed as part of the Budget Agenda item.

Collection Report - The Board reviewed the collection report as of September 30, 2023. At this time there are 4 TTCA Members that have not paid their 2023 TTCA Assessment. 2 of those TTCA Members owe for only 2023, 1 is on a payment plan and will be paid in full by the end of the year, and 1 of them is a mortgage foreclosure that is scheduled for February 2024. Collection efforts will continue.

Sales Data - The Board reviewed the sales data as of October 18, 2023, for TTCA. Timber Trails issued 19 resales, 1 fell through, 16 are closed and 2 are pending close.

ARC - Transfer of Enforcement- The ARC is continuing to finalize the re-write of the ARC S&R's. The subject is currently under review by Attorney Sugarman. The Board will be updated as information becomes available.

Board Discussion - Final Payment to Marketing Company - The Board discussed the final invoice from Steven Moore Marketing. PPCA has committed to paying their half. The Board was in agreement to follow suit and remit the payment.

New Business:

Beech Tree Replacement Plan - The Board discussed the Beech Tree disease and preparation to manage the expected 5 year cycle in the best way possible. Unfortunately, the pesticides and chemicals needed to kill the disease are not good for the ground water and really would need to be applied regionally. The Board agreed that the best approach was to begin with education and work with the Lake Naomi Club Environmental Committee as we seek further information. A notice to homeowners of both Associations will be drafted and presented.

2024 Operating Budget Review & Approval - Management presented the proposed 2024 TTCA Operating Budget. The Board reviewed the September Financial Statements and the projection for year end 2023. Due to some unanticipated expenditures (higher than anticipated utility cost and gatehouse HVAC repairs) the TTCA will more than likely have a small yearly deficit of \$14,000. Those line items were adjusted for 2024 as well as covering the 2023 deficit. Contracted Services that are provided by the Lake Naomi Club also increased due to salary needs, workers compensation increases and other insurance costs. Also adjusted was the contribution to the TTCA Reserve Fund currently being funded at 80% has now been increased to funding at 100%. These adjustments will be covered by a 4% fee increase in 2024. The Board discussed the line items and also discussed the replacement quote for the speed trailer that needs replacing. The quote for the speed trailer was approximately \$9,700. The Board requested that other options of less expense be sought and will discuss their next meeting. **On a motion made by Joe Varacalli, seconded by Barry Trachtenberg, All were in favor of approving the 2024 TTCA Operating Budget at a 4% increase.**

Annual Meeting/2023 Election Preparation - Due to scheduling conflicts the Board agreed to reschedule the TTCA Annual Meeting to December 2, 2023. The Board reviewed the 7 Board Applicants in preparation for the ballot printing. They also reviewed the timeline as described in the TTCA By-Laws. The Board discussed the need for a "Meet the Candidates" type of forum that will be held upon release of the Biographies and Ballots. Management will provide the new dates and further information will be forthcoming.

Adjournment - The TTCA Board of Directors adjourned the business meeting at 11:15am. The next business meeting of the TTCA Board of Directors is scheduled for December 2, 2023, and the Annual Meeting of the Membership will follow.

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