

Timber Trails Community Association
Board of Directors Meeting
2026 Operating Budget Review and Approval
November 5, 2025
Approved November 22, 2025

Call to Order: The November 5, 2025, meeting of the Timber Trails Board of Directors was called to order by Board President Dan Bernheim at 5:00pm. The meeting was held via Zoom for purpose of reviewing and approving the 2026 Operating budget for TTCA. Board Members present were Dan Bernheim, Aaron Blumenthal, Eric Drath, Rick Metzger, Robert Ray, and Joe Varacalli. Also, in attendance was TTCA Manager Wendi Freeman and LNC General Manager Robert Jones.

2026 Operating Budget Review - The Board had received the proposed budget prior to the meeting for review. Management went through the budget by line item, and answered Board questions.

After lengthy review, on a motion made by Aaron Blumenthal, seconded by Kieran Holohan, all were in favor of the 2026 Operating Budget as presented.

Adjournment - There being no further Board business at this time, the Board adjourned the meeting at 6:00pm.

Action Items:

1. Obtain bid quotes for TTCA stand alone Liability Insurance for 2026.
2. Begin discussion with Lake Naomi Club regarding funding of Conestoga and Blockhouse Road re-paving needs.