

Timber Trails Community Association
Board of Directors Meeting
August 12, 2023
Board Approved with correction 10/21/2023

Call to Order: The August 12, 2023, meeting of the Timber Trails Board of Directors was called to order by Board President Dan Bernheim at 8:00 am. The meeting was held at the Timber Trails Clubhouse. 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, LNC General Manager Jeff West and LNC Consulting Manager Robert Jones.

Approval of Minutes:

April 15, 2023, Business Meeting - On a motion made by Joe Varacalli, seconded by Bob Ray, all were in favor of approving the February 18, 2023 meeting minutes with no correction.

Presidents Report: TTCA Board President Dan Bernheim gave an update on the recent LNC Board of Trustee meeting, which included an update on the Service Agreement and the Tri Party agreement. Both of those items are in process. Dan also discussed the deed restriction vote and the time frame for filing the amendment.

Old Business:

Financial Report - The TTCA Board reviewed and discussed the TTCA Financial Statements of June 30, 2023. On a motion made by Barry Trachtenberg, seconded by Joe Varacalli, all were in favor of accepting the financials statements as presented.

Collection Report - The Board reviewed the collection report as of June 30, 2023. At this time there are 4 TTCA Members that have not paid their 2023 TTCA Assessment. 3 of those TTCA Members owe for only 2023 and 1 of them owe for 2 years. Collection efforts will continue.

Sales Data - The TTCA reviewed the sales data as of August 10, 2023, for TTCA. Timber Trails reported 8 resale certificates issued for 2023.

Gate Project Update - Wendi reported that the estimate for the new gates is slightly higher than the estimate received in 2022. The TTCA special assessed each TTCA Member \$25 in 2023 to pay for the gates for a total of \$12,900. The Board approved the estimates in the amount of \$14,500.

ARC - Transfer of Enforcement- The ARC is continuing to finalize the re-write of the ARC S&R's. Management is also meeting with Attorney Sugarman to finalize the items required to transfer the enforcement of the ASR's to the Community Associations. The Board will be updated as information becomes available.

New Business:

Road Paving 2023 – The Board discussed the Road paving for 2023 and directed Management to seek bids for late October paving.

2023 Director Election, TTCA Annual Meeting – Wendi discussed with the Board the target dates for the 2023 Annual Meeting and election of Directors. The 2024 Budget meeting will be held on October 21, 2023, and the annual mailing will need to go out on October 27, 2023. Candidate applications are currently being accepted.

2022 Audited Financial Review – The Board received the audited financial statements for review. The TTCA did have an excess revenue over expense for 2022 in the amount of approximately \$11,000.

Review of Short-Term Rental Data – The Board reviewed the rental data. Currently there are 14 rental properties in Timber Trails that have paid the 2023 registration fee. So far the summer has been quiet as far as complaints.

Review of 2023 Short Term Rental Policies – The Board reviewed the registration forms, current policies and fees. The new deed restriction will be filed at the Court House on January 1, 2024, and will immediately go into effect. Tracking mechanisms will be put into place and monitored by the Association Manager.

Review of Bar Code Sicker Policy – Currently the TTCA provides 2 bar code stickers to each TTCA Owner, extras can be purchased for \$15 each. PPCA Club Members may also purchase a gate barcode to access Timber Trails Club amenities for \$15 each. The cost of the stickers has gone up as has personnel costs to apply the stickers, enter them and monitor the system. Wendi suggested to the Board that the gate barcode fee be changed from \$15 to \$20 for 2024. The Board discussed and was in favor.

Walking Trails – Director Aaron Blumenthal presented a proposal to clean up walking trails for use in connecting Miles Trail to Redwood Terrace. Suggested benefits would be safety (less kids/people on Gross going to tennis), health - nature, fresh air, etc., efficiency (saves travel time given the shortcut), meets stated Membership demand/desire for more trails, keeps more cars off the road. The Board discussed the concept, some Members voiced concerns regarding noise, liability, security and cost. Jeff confirmed that the process for this to be considered (along with other trails) would involve the need for the Club and the PPCA to join with the TTCA in evaluating merits and decide on a path forward. Jeff suggested he would bring the issue up with the BOT.

Beech Tree Treatment/ Replacement Plan – Currently at the direction of the Environmental Committee, there is no global treatment plan for the Beech Tree blight. The Board will continue to work with the committees and monitor the situation.

Preparation for the Summer Annual Meeting – The Board reviewed the data sheets and Q&A for the TTCA Summer Annual Meeting. The Summer Annual Meeting will be held this date at 10:30am.

Adjournment – The TTCA Board of Directors adjourned the business meeting at 10:00am. The next business meeting of the TTCA Board of Directors is scheduled for October 21, 2023,

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