

**Timber Trails Community Association**  
**Board of Directors Meeting**  
**February 24, 2024**  
**Approved 5/13/2024**

**Call to Order:** The February 24, 2024, meeting of the Timber Trails Board of Directors was called to order by Board President Dan Bernheim at 9:33AM. 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, LNC General Manager Jeff West.

**Approval of Minutes:**

**December 2, 2023, Business Meeting** - On a motion made by Rick Metzger, seconded by Joe Varacalli, all were in favor of approving the December 2, 2023 meeting minutes with no corrections. All were in favor,

**Presidents Report:** Dan discussed the pending Tri-party Agreement and the upcoming conference with Attorney Sugarman and updates from the last Trustee meeting.

**Old Business:**

**Financial Report** - The TTCA Financial Statements of December 31, 2023, were reviewed by the Board. The TTCA Operating fund showed Assets in the amount of \$364,553 including cash in the bank, fixed assets, and the assessment receivable. The Liabilities totaled \$128,373, including accounts payable and funds due to LNC for contractual services. The Operating P&L showed revenues in the amount of \$1,350,171 on a budget of \$1,343,083 for a positive variance of \$7,088. The P&L showed expenses in the amount of \$1,359,051 on a budget of \$1,357,227. The TTCA is slightly over budget for 2023. The TTCA Contingency Account Balance Sheet showed assets in the amount of \$115,890, and no liabilities. The only expense to the TTCA Contingency Account for 2023 included \$6,267 for an emergency gatehouse heating and cooling system repair. The TTCA Reserve Fund Balance sheet showed assets totaling \$205,548 (cash in bank) and no liabilities. The Reserve Fund P&L showed revenues of \$196,500 which included the budgeted 2023 transfer from TTCA Operating to TTCA Reserve. The financial statements were discussed and accepted by the Board and will now be reviewed and submitted to the Accounting Firm for audit.

**Collection Report** - The Board reviewed the collection report as of December 31, 2023. At this time there are 3 TTCA Members that have not paid their 2023 TTCA Assessment. 2 of those TTCA Members owe for only 2023, and 1 of them is a mortgage foreclosure that is scheduled for April 2024. Collection efforts will continue.

**Sales Data** - The Board reviewed the sales data as of this date for TTCA. Timber Trails issued 1 resale.

**ARC - Transfer of Enforcement-** The ARC has finalized 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.

**New Business:**

**Short Term Rental Activity Update** - Wendi Feeman presented the short-term rental data to the Board and reported that there has been one property that is still renting heavily and has used several of the 10 allotted rentals already. The property owner has been contacted regarding the new deed restriction and the rental limits described within. There has not been any recorded complaints regarding short term rentals.

**2024 TTCA/LNC Services Agreement** - The TTCA Board reviewed the final draft of the 2024 TTCA/LNC Services Agreement. **On a motion made by Joe Varacalli, seconded by Dave Carbone, all were in favor of approving the 2024 TTCA/LNC Service Agreement.**

**2024 TTCA Road Paving Bid** - The Board reviewed the roads and specifications that will be provided to area service contractors to bid on the 2024 road paving needs as per the Timber Trails Reserve Study. **On a motion made by Rick Metzger, seconded by Barry Trachtenberg, all were in favor of the 2024 Paving Bid Specifications and the RFPs will be sent in the coming weeks.**

**2024 TTCA Ad-hoc Committee - Beech Tree Disease** - The Board agreed to form an Ad-hoc Committee to explore and relate back to the Board data and solutions to the Beech Tree disease and the impact on the green spaces and private properties in Timber Trails. This committee will include at least one standing Board Member and will be Chaired by TTCA Member Marc Gold. **On a motion made by Rick Metzger, seconded by Aaron Blumenthal, all were in favor.**

**Adjournment** - The TTCA Board of Directors adjourned the business meeting at 11:16 am. The next business meeting of the TTCA Board of Directors is scheduled for May 4, 2024. (This meeting was later rescheduled to May 13, 2024).

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