

Timber Trails Community Association
Board of Directors Meeting
May 13, 2024
Approved 8/17/2024

Call to Order: The May 13, 2024, meeting of the Timber Trails Board of Directors was called to order by Board President Dan Bernheim at 4:00PM. The meeting was held via Zoom. Board Members present were Dan Bernheim, Aaron Blumenthal, 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:

February 24, 2024, Business Meeting - On a motion made by Rick Metzger, seconded by Joe Varacalli, all were in favor of approving the February 24, 2024, meeting minutes with no corrections. All were in favor,

Presidents Report: Dan reported that the pending Tri-Party Agreement is still under review by the attorney and the LNC Board of Trustees. He also discussed the Beech Tree Disease and the progress of the Beech Tree Committee which will be further discussed later in the minutes.

Old Business:

Financial Report - The TTCA Financial Statements of March 31, 2024, were reviewed by the Board. The TTCA Operating fund showed Assets in the amount of \$1,657,151, including cash in the bank, fixed assets, and the assessment receivable. The Liabilities totaled \$509,990, including accounts payable and funds due to LNC for contractual services. The Operating P&L showed revenues in the amount of \$1,365,692 on a budget of \$1,362,565 for a positive variance of \$3,127. The P&L showed expenses in the amount of \$448,778 on a budget of \$451,343, for a positive variance of \$2,565. The TTCA Contingency Account Balance Sheet showed assets in the amount of \$116,084, and no liabilities. The TTCA Reserve Fund Balance sheet showed assets totaling \$205,671 (cash in bank) and no liabilities. 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 April 30, 2024. Currently there are 35 TTCA Members that have not paid their 2024 TTCA Assessment. 33 of those TTCA Members owe for only 2024, and 2 of them owe for more than 1 year. 1 is a mortgage foreclosure that is scheduled for May 2024. Collection efforts will continue.

Sales Data - The Board reviewed the sales data as of this date for TTCA. Timber Trails issued 6 resales so far in 2024.

ARC - Transfer of Enforcement- The ARC Standards & Requirements are still under review by Attorney Sugarman.

Short Term Rental Activity Update - The Board reviewed the short-term rental activity through April 30, 2024. The requirements of the TTCA Deed Restrictions are being followed and no negative reports have been received.

2024 TTCA Road Paving Bid - A vote of the Board regarding the 2024 Paving Project was taken by email on 3/22/2024. The Board reviewed the closed bids as presented by LNC General Manager Jeff West and after discussion awarded the 2024 TTCA Paving Project as per the RFP approved by the Board on February 24, 2024 (see minutes), to the H&K Group, the price agreed upon \$331,300. On a motion made by Joe Varacalli, seconded by Rick Metzger, all were in favor of ratifying the Board decision made electronically by email on 3/22/2024 and properly record such in the minutes of the meeting this day, 5/13/2024.

New Business:

2024 TTCA Ad-hoc Committee - Beech Tree Disease - The Board discussed the Beech Tree Committee recommendations regarding hiring an arborist. Further information will be forthcoming.

Purchase of Speed Monitors - The Board reviewed bids provided by management to purchase 2 speed monitors as the trailers are coming to the end of their useful lives. On a motion made by Joe Varacalli, seconded by Barry Trachtenberg, all were in favor of purchasing 2 speed monitors from All Traffic Solutions in the amount of \$7,734. All were in favor.

Tall Timber Beach Wi-Fi Proposal - The Board reviewed a proposal to add Wi-Fi to the beach area at Tall Timber Lake. As Tall Timber Beach is also a Club amenity, the cost would be split between the TTCA and the Lake Naomi Club. The Board requested further information, and the agenda item was tabled.

Correspondence from TTCA Member - The Board received a letter from a TTCA Member regarding lighting on some TTCA properties. Lighting complaints are investigated by the Covenants Enforcement Coordinator as they are reported.

Adjournment - The TTCA Board of Directors adjourned the business meeting at 5:30PM. The next business meeting of the TTCA Board of Directors is scheduled for Saturday, August 17, 2024, at 8:30AM (later moved to 8:00AM. The Annual Summer Member Meeting and Picnic will follow at 10:00AM.

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