

Park at Timberhill Owner's Association

Minutes of the Board Meetings

February 26, 2024

Call to Order

John Winkler called mtg to order February 26 at 7pm. Board members John Winkler, Tom Meier (secretary), Kathryn Higley, Joanna Dunn, were in attendance. Charlotte Fleming of Fleming Properties LLC was in attendance.

Topics

- Flemin Properties operations discussions
- Status of HOA expenses/Budget
- Open board positions

Approval of Previous Meeting's Minutes

- did not review during HOA meeting.

New Business / general discussion

- Kathy H lead discussion of General interest topics
- maintenance of yards has been good, no problems. Storm overflow pond by Condos needs brush removed but not the Park HOA responsibility.
- Solar Panels – how many are allowed on a roof? Comment made that they should not be tilted for aesthetic reasons. HOA guidelines need to be updated.
- John W – summer dry yards are now frequently an issue. Use of water reserves is bad, but weeds need to be maintained/mowed. [should confirm in HOA guidelines]. Observation: more people changing yards to minimize watering.
- Landscaping – Services have done a good job, no complaints from attending HOA members. Sharon & Micheal stated the grounds look good.
 - Charlotte to ask for a new contract from Superior. Discussions of costs suggest a new contract may be higher.
 - Mary Y indicated that the 29th street fence-row trees were not pruned for dead limbs in 2023. Some trees appear to be dying. Need to have cost estimates of tree removal to mitigate potentially limb or tree falls on fences or structures. Consider an incremental removal [yearly] basis to level expense over time.
 - Joel Howe – Fence repairs: can a community message be sent to People? Note: if replacing a fence, it is up to the shared property line owners who pays. Should still follow HOA guidelines and have ARC approval.
- Budget
 - JW – A review is needed on the Budget (on Reserves), more money needed on any line items? The reserves area is large.
 - Charlotte – CPA needed for the Budget Review, still need a Reserves review to ensure state requirements are met. Tax: Dues go into checking and taxes from checking. This process should be OK to use at Park. Have seen 3 worse case HOA's audited and are OK.
 - John W – Push full budget review to another meeting even if review is overdue.

New Board Member Election – President/Treasurer/secretary positions open.

- John Winkler volunteered to remain as President, and seconded by Tom M.
- Joel Howe for Treasurer, seconded by Kathy H.
- Tom M volunteered to remain as Secretary, seconded by John W.

Next meeting

Meeting TBD, a letter will be sent out with the date and time for Board to review Management Company options, and then send Homeowners notice for an annual meeting in January.

Approval of Meeting's Minutes

This Meeting minutes will be reviewed agreed to by attending Board members.

Adjournment

The meeting was adjourned by John W at 8:16 PM. Tom seconded the motion.