

Park at Timberhill Owner's Association

Minutes of the Board Meetings

July 31, 2023

Call to Order

Board members met to review 2022 notes and discuss new issues. Tom Meier (secretary), Kathy R, Joanna Dunn, John Winkler, Jason Peter [WCM] were in attendance. There were not enough people for a quorum to hold both Annual and Board meetings. Meeting notification to Homeowners must be minimum of 10 days.

Topics

- Elections? replace late President Jim Steel
- Kurt/Jason update updates

Approval of Previous Meeting's Minutes

The minutes from the previous board meeting were sent to Board members electronically and reviewed in the meeting. The Board approved a motion made by John W and seconded by Kathy to approve the minutes from meeting January 31, 2022.

New Business

Jason noted that he was out medical leave for 2 weeks, which affected his response time to questions. Kurt is now on a consulting basis.

Landscape

- Park at Timberhill maintenance is out of contract? No, Jason sent an electronic signature contract this last week.
- Requests for 29th street tree trimming [dead limbs, overhang into properties, etc.] have been made. Jason to investigate a tree company to do this work for Superior Landscaping will only trim small branches.
- When updating fence, who pays? The person wanting to do the work or are costs shared. CCnR's do not cover the procedures to install or repair fencing, only the type of fence to use [good neighbor 6' style] property owners need to use a 'good neighbor police', negotiate changes and who pays what part. Forward changes to Arch committee for a documentation/confirmation of the changes. Tom M noted that he followed this procedure successfully after wind blew down major portion during winter '21/'22.
- The board noted that the Bark dust was not spread 1yr ago, Jason to investigate options.
- The board noted that the sidewalk by the stairway did not appear to be sealed in 2022. Obtain bids for reseal and/or replacement for there are many cracks from seasonal ground heaving. Note: surface can be very slippery towards the top slope, ensure an abrasive coating is used (ex., sand on top of a sealer).

New Board Member Election – President position open, will take up at the Annual meeting in September 2023.

Next meeting

Meeting TBD, a letter will be sent out with the date and time in the second half of September. Note: Homeowners are required to have a minimum of 10 days notice for an annual meeting.

Adjournment

The meeting was adjourned by John W at 8:30PM. Tom M seconded the motion.