

**Timber Hill Community Association, Inc.**  
**Annual Meeting of the Board of Directors**  
**November 1, 2015**

**I. Quorum Count**

**No quorum is required for this meeting.**

A Timber Hill Community Association Annual meeting of the Board of Directors was held on Sunday, November 1, 2015 @ 1:00 PM.

The following **Officers** were present:

1. Timothy Duncan, President
2. Dave Lovejoy, Treasurer
3. Vacant, Secretary

The following **Directors** were present:

1. Stacy Koehler
2. Joanne Heyer
3. Ralph Pizzano
4. Muriel Geiersbach
5. LaTonya Jackson, Vice President

The following **Officers** were absent

1. Barbara Canty, Vice President

The following **Directors** were absent

1. William Higgins
2. Michael Doyle

Judges of Election

1. Rose Aumick
2. Dorothy Hansen

The following **property owners** were present:

1. Linda Siano, Lot 1104
2. Joanne Heyer, Lot 108
3. Kevin Heyer, Lot 108
4. Ralph Pizzano, Lot 404

5. Dorothy Hansen, Lot 2605-5
6. David Lovejoy, Lot 2815
7. Andy Geiersbach, Lot 107
8. Don Johnson, Lot 602
9. Stacy Koehler, Lot 219
10. Muriel Geiersbach, Lot 107
11. LaTonya Jackson, Lot 7F

**The Committee Chairman:**

1. Rose Aumick, Events Committee
2. Linda Siano, CAPP Committee
3. Muriel Geiersbach, By-Law Review Committee

**The meeting was called to order at 1:30 PM.**

**There will be no business discussed at this meeting.**

**II. Report of Officers**

**Timothy Duncan, President**

This year we have had a number of long-time Board members leave their posts and a few new faces join the Board and Officers. As we will still have open seats on the Board, anyone interested in helping out is welcome to contact the office. We also have Officer positions that must be filled, particularly the Secretary position that has been vacant for some time and the Treasurer position which will soon be vacated as David Lovejoy is stepping down. We have had one member express interest in the Treasurer position, but we encourage others to contact the office if they are interested in this or any other Officer position.

The Board has begun to push to get road work done on roads that have long needed it. This year we have contracted to have pavement and drainage installed on Lower Snowmass, a road that homeowners there agree more closely resembled a riverbed than a road, and which emergency vehicles could not drive on. Though other roads are not quite as bad, there are some that require similarly intensive work, and so we are taking steps to try to acquire the funds necessary to complete these projects.

We recently met with our accountant to help us with preparing our budget for next year, and discovered that errors were being made in the past. The Board has corrected our process and revamped our budget based on the accountant's advice, but in calculating the budget we have discovered that even with a 20% increase in dues, we must plan for all of the money we bring in to be directed towards operation costs such as maintaining the building, running events and the pool, and snow removal. This leaves us at the moment with only the money we have left in reserves for tackling all of these major road projects. In order to ensure that we can funnel money into these types of projects in the future without depleting our reserves, we will be taking

steps to cut costs and improve collections. Our most recent calculations show that about 36% of homeowners owe dues, which means we are missing out on a very large chunk of our income. Some of these homeowners do not pay simply because they have come upon hard times, and so the Board voted earlier this year to begin offering a payment plan. This payment plan will allow delinquent homeowners to pay their debt off in installments. Once everything the homeowner owes except interest is paid off, that homeowner will be eligible for a waiver of interest. The Board hopes this gives homeowners the ability to dig themselves out of debt, and help bring our collection rates to more acceptable levels. A number of homeowners have already expressed interest in this payment plan, and any other homeowners interested are encouraged to contact the office for more information, as we expect to be getting this process up and running soon. The Board also hired a company this year to review our records identify mistakes that were made over the years, and we are now in the process of correcting those errors in the system so that we can provide more accurate numbers to homeowners looking to pay off their debts.

As we try to make improvements to the way the Association operates, we often look to the By-Laws, and many times what we see is either unclear or out-of-date. Most Associations have some form of committee in place to review their By-Laws from time to time and suggest revisions, and the Board has decided that it is time for our Association to do the same. As such, the Board recently voted to create the By-Law Review committee, which is now chaired by Muriel Geiersbach. Once the proper procedure for this committee has been determined, the committee will begin looking into what must be updated in the By-Laws.

In August we sent out ballots regarding pesticide treatment for the Gypsy Moth caterpillars, which have cause significant damage to our trees in recent times. We have applied to the government spraying program and are waiting for a determination as to whether we qualify, but in the meantime we need EVERY property owner to fill out and submit their ballot indicating whether or not their property should be sprayed. The government program requires a 100% response rate, and if we do not qualify for this program the Board intends to investigate the possibility of hiring a private contractor, as our trees cannot afford another year's infestation.

Finally, we were forced this year to run the pool with only one lifeguard and no pool committee chairperson. With the many water-parks that have opened in the area recently, we expect there will still be a shortage of lifeguards, and so we urge anyone who knows someone who might be interested to let us know. It has been the policy of the Association in the past to reimburse lifeguards for their certification costs, so the Association may be able to help a prospective lifeguard get their certification. We also urge anyone interested in chairing the pool committee to contact the office.

**Barbara Canty, Vice President – No Report**

**Dave Lovejoy, Treasurer – No Report**

**Vacant, Secretary**

### **III. Report of Committee Chairman**

**Rose Aumick, Events Committee – No Report**

**Linda Siano, CAPP Committee – No Report**

**Leo Henneberger, Road Committee – No Report**

**Vacant, Hearing Committee – No Report**

**Vacant, Pool Committee – No Report**

**Vacant, Crime Watch – No Report**

#### **IV. Election Results**

**There was a total of 17 Ballots**

- **Joanne Heyer – 17 Votes**

**Welcome to the Board Joanne!**

#### **V. Closing Adjournment**

LaTonya Jackson motioned to close at 1:39 PM

- ❖ Dave Lovejoy, Seconds
- ❖ Motion passed – Unanimous

Minutes taken by Stacy Koehler - Director