

BOARD OF DIRECTORS MEETING

Meeting of the Board of Directors is held on **Friday, June 10, 2016** at the Timber Hill Community Association Building at 8pm.

I. Quorum Count

A Timber Hill Community Association meeting of the Board of Directors was held on Friday, June 10, 2016 at 8:00 P.M.

The following **Officers** were present:

1. Timothy Duncan, President
2. LaTonya Jackson, Vice President

The following **Officers** were absent:

1. Billy Higgins, Secretary
2. Anthony Mack, Treasurer

The following **Directors** were present:

1. Muriel Geiersbach
2. LaTonya Jackson
3. Joanne Heyer
4. Ralph Pizzano

The following **Directors** were absent:

1. Billy Higgins

The following **property owners** were present: 3

There being a quorum of 4 board directors, the meeting was called to order at 8:05 pm.

II. Minutes

A. Approval of minutes from the Board Meeting dated 5-13-16

The minutes cannot be approved as VI section D and E were incomplete. We will ask Billy Higgins, Secretary in clarification on missing information.

B. Approval of minutes from the Special Meeting of the membership dated 6-1-16

Motion to accept the Special Meeting minutes as recorded, no quorum dated 6-1-16

- ❖ Joanne Heyer – Motions
- ❖ Muriel Geiersbach – Seconds
- ❖ 2 Abstains, Ralph Pizzano & LaTonya Jackson
- ❖ Motion is not complete

III. Report of Officers

Timothy Duncan, President - (See Attached)

LaTonya Jackson, Vice President – No Report

Anthony Mack, Treasurer – Read by Timothy Duncan

May Report:

Interest:

Sweep Account \$22.23

Capital Improvement \$6.03

Certificated of Deposit \$4.69

Total interest on all accounts \$32.95

Total expenses with transfers 05/01/16 – 5/31/16: \$15,875.36

Total expenses 01/01/16 - 5/31/16: \$95,735.11

Community Dues as of 5/31/16: \$184,415.54

Reserve as of 5/31/16: \$9,937.41 for 2016; Total Reserve \$28,756.73

Road Fee as of 5/31/16: \$9,368.81

Dues prior to 2016 as of 5/31/16: \$11,025.72

Billy Higgins, Secretary - No report, Absent

IIIA. Report of Administration, Tricia Nelson - (See Attached)

Read by Timothy Duncan

IV. Report of Committee Chairman

Rose Aumick, Community Events Committee – Read by Timothy Duncan (See attached)

Vacant Chairperson, Road Committee - No report

Vacant Chairperson, Pool Committee - No report

Vacant Chairperson, Hearing Committee - No report

We do not have a chairperson, but Sheila Bortree and Lane Miller are on the Committee.

Vacant Chairperson, CAPP Committee - (See Attached Report)

Vacant Chairperson, Crime Watch Committee - No report

No active members, everyone needs to keep their eyes open and Contact the State Police if necessary.

Muriel Geiersbach, By-Law Review Committee – Insurance. We need insurance, but does it need to be a By-Law? It's included as the community requires more than regular policies. We need to present it to the community to have it changed or removed from the By-laws.

Bobbi Snyder, Gypsy Moth “AD HOC” Committee – No Report

V. Unfinished Business

A. Capital Improvement Budget: Set up workshop for 2017 budget –Tabled for 90 days 1-8-16, August Date to be determined in July meeting

B. Alpine Bridge - Ownership is Timber Hill: Question arose from the reports as to whether or not we (THCA) actually own the bridge. According to the report Timber Hill owns the bridge. Joanne mentioned getting a second opinion and having someone else take a look at the report submitted by the title company. There is a statement that says “actual ownership of the bridge is subject to legal interpretation.”

(Having someone else review it with a final determination of ownership) assures that we are absolutely certain of ownership.

C. Tahoe/Sugarbush quote from L. Marki –Road needs to be surveyed first

Motion of to have Tricia Nelson call surveyor for a quote

- ❖ Ralph Pizzano – Motions
- ❖ Joanne Heyer – Seconds
- ❖ Unanimous

VI. New Business

A. Surveyor quote for Tahoe/Sugarbush Rd: (See item C in unfinished business)

B. Speed Bump Quote from L.Marki: Tabled - Speed bump quote is \$3000.00. We need clarification from L. Marki on what the quote covers as it was expensive. Does the quote cover all 4 corners of area in question? This issue is tabled until the next meeting.

C. State Farm Umbrella policy renewal - \$1,842.00

Motion to renew the umbrella policy

- ❖ Joanne Heyer – Motions
- ❖ LaTonya Jackson – Seconds
- ❖ Unanimous

D. State Farm Workman’s Compensation policy renewal - \$893.00

Motion to renew the Workman’s Compensation policy

- ❖ Muriel Geiersbach – Motions
- ❖ Joanne Heyer – Seconds
- ❖ Unanimous

E. Policies and Procedures for unmanned committees – When a complaint comes in it will now be directed back to the board and placed on the agenda for the next meeting. The board will collectively decide on how to handle it.

Motion for when a complaint comes in it will now be directed back to the board and placed on the agenda for the next meeting. The board will collectively decide on how to handle it.

- ❖ Ralph Pizzano – Motions
- ❖ Joanne Heyer – Seconds
- ❖ Unanimous

F. Engineer quotes for bridge – Two quotes reviewed, one more general and one more detailed - full inspection.

Motion to accept the quote from Gilmore and Associates for \$3000.00

- ❖ LaTonya Jackson – Motions

- ❖ Ralph Pizzano – Seconds
- ❖ 2 Yes, Ralph Pizzano & LaTonya Jackson – 2 No, Joanne Heyer & Muriel Geiersbach
- ❖ Motion does not pass

Possible solution to ask Attorney Anders to attend the next meeting to discuss the title company's report to clear up the doubt of ownership.

Motion to contact an independent attorney for a second opinion to review the title search to finally determine ownership of the bridge, clarify the report

- ❖ Joanne Heyer – Motions
- ❖ Muriel Seconds – Seconds
- ❖ Unanimous

Motion to repeal previous vote regarding accepting the engineer's quote

- ❖ Ralph Pizzano – Motions
- ❖ Joanne Heyer – Seconds
- ❖ 3 yes (LaTonya Jackson, Ralph Pizzano, Joanne Heyer) and 1 No, Muriel Geiersbach

Motion to accept the engineer's quote

- ❖ Ralph Pizzano – Motions
- ❖ Joanne Heyer – Seconds
- ❖ 3 yes (LaTonya Jackson, Ralph Pizzano, Joanne Heyer) and 1 No, Muriel Geiersbach

G. Attorney Haros attending meetings – Timothy Duncan suggests having the attorney attend the meetings to guide the board through some of the more complicated legal issues that arise. The board agrees to invite the attorney to meetings when certain topics are being discussed, as needed. We can also look into organizations which specialize in HOA training and issues, CAI (Community Association Institute.)

Motion to extend the meeting until 10:30pm

- ❖ LaTonya Jackson - Motions
- ❖ Joanne Heyer – Seconds
- ❖ Unanimous

H. Pool- Opening date, hours, & hiring staff – Skylar Nelson is now the new lifeguard. LaTonya Jackson will contact the badge checker as well. Tricia Nelson has given a schedule for June and July, with August to follow.

I. Tax Assessment Appeal –Read, Sign, Fees for Processing – No action to be taken, just an update

J. Resignation of President and appointing new President – Timothy Duncan's resignation attached

Motion to accept Timothy Duncan's resignation

- ❖ Joanne Heyer –Motions
- ❖ Ralph Pizzano – Seconds
- ❖ Unanimous

Motion for LaTonya Jackson to act as President temporarily until a president is identified

- ❖ Joanne Heyer – Motions
- ❖ Ralph Pizzano – Seconds
- ❖ 3 yes (Muriel Geiersbach, Ralph Pizzano, Joanne Heyer) and 1 abstains, LaTonya Jackson

K. Conduct of board members – Board members should conduct themselves in a professional and respectful manner at all times, especially when dealing with members of the community as well as fellow board members whether in person or via e-mail.

VII. Open Floor

VIII. Closing Adjournment

Motion to close the meeting at 10:38

- ❖ **LaTonya Jackson – Motions**
- ❖ **Ralph Pizzano – Seconds**
- ❖ **Unanimous**