

Timber Hill Community Association, Inc.
Meeting of the Board of Directors
October 09, 2015

I. Quorum Count

A Timber Hill Community Association meeting of the Board of Directors was held on Friday, October 09, 2015 at 8 P.M.

The following **Officers** were present:

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

The following **Officers** were absent:

1. Barbara Canty – Vice President -Excused

The following **Directors** were present:

1. Ralph Pizzano
2. Stacy Koehler
3. Muriel Geiersbach
4. Billy Higgins
5. Joanne Heyer

The following **Directors** were absent:

1. Michael Doyle –Excused
2. LaTonya Jackson – Excused

The following **property owners** were present: 6

There being a quorum of 7 board members, the meeting was called to order at 8:13pm.

II. Minutes

Motion to accept the minutes from the Board Meetings dated September 11, 2015

- ❖ Joanne Heyer – Motions
- ❖ Bill Higgins – Seconds
- ❖ Unanimous

II. Report of Officers

Timothy Duncan, President (See Attached)

Barbara Canty, Vice President-Absent

Vacant – Secretary

Dave Lovejoy – Treasurer (See Attached)

September Report:

Interest:

| | |
|-------------------------|--------|
| Sweep Account | \$8.92 |
| Capital Improvement | \$7.54 |
| Money Market | \$0.02 |
| Certificated of Deposit | \$3.34 |

Total interest on all accounts for - \$19.82

Total expense for the month of September with transfers - \$4,831.76

Total expenses including all transfers from January – September: \$151,978.01

Community Dues as of 10/09/15: \$160,651.41

Reserve as of 10-09-15: \$18,590.00

Road Fee as of 10-09-15: \$47,803.62

Dues prior to 2015 as of 10-09-15: \$22,929.88

Tricia Nelson - Administration Report- See attached

IV. Report of Committee Chairman

Rose Aumick, Events Committee – See attached

Leo Henneberger, Road Committee – Absent, No Report

Vacant Chair, Hearing Committee- No Report

We don't have a chairperson, but Sheila and Lane are on the committee.

Vacant Chair, Pool Committee – No Report

Linda Siano, CAPP Committee- No Report

Vacant Chair, Crime Watch – See attached

No active members

Everyone needs to just keep their eyes open. Contact the State police if necessary.

Vacant Chair, Gypsy Moth “Ad Hoc” Committee

Muriel Geiersbach, By-Law Review Committee – Rosanne Leone and Kevin Heyer have volunteered for the committee. Muriel has asked two other communities to share their bylaws, so we can see how they are handling the Bylaws.

V. Unfinished Business

- A. Written Policy for a Performance Review to include description/acknowledgement**
– Timothy Duncan will reach out to LaTonya Jackson and see if we can get a review policy and procedure in place.
- B. Culvert Repair** – Formal report from Road Committee due 9-30. Bill Higgins will reach out to Leo Henneberger and see if this report is around.
- C. Gypsy Moth “Ad Hoc” Committee-** Purpose and procedure – We are reviewing a rough draft to make changes and submit it, the next meeting we will finalize.
- D. By-Law Review Committee** – Purpose and Procedure - We are reviewing a rough draft to make changes and submit it, the next meeting we will finalize.
- E. Budget** – A workshop will be held Tuesday, October 13, 2015 at 6:30pm to create the budget.

VI. New Business

- A. Resolution for all THCA properties to make as all common properties of the association** – September 1st was the deadline for tax filing, we it for 2016.

Motion to file a resolution to make all properties as common properties using the resolution form provided by the lawyer

- ❖ Bill Higgins – Motions
- ❖ David Lovejoy –Seconds
- ❖ Unanimous

B. Alpine Lawyer, Marshall Anders – Lawyer to handle Alpine litigations

Motion to hire Marshall Anders, attorney to handle Alpine Mountain litigations

- ❖ Stacy Koehler – Motions
- ❖ Joanne Heyer – Seconds
- ❖ Unanimous

C. Dues Increase – Dues need to be increased by 20%

Motion to increase the Dues by 20%

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

D. Money Market Account – This account was opened with operating money

Motion to transfer \$2,634.51 from the Money Market account to General checking

- ❖ Stacy Koehler – Motions
- ❖ David Lovejoy - Seconds
- ❖ Unanimous

E. Flexible Business Services' Findings – Update Tops to reflect FBS's Findings

Motion to update Tops to reflect FBS's findings

- ❖ Dave Lovejoy – Motions
- ❖ Ralph Pizzano – Seconds
- ❖ Unanimous

F. Surveyor's Invoice – Surveyor's invoice included partial work done on Haystack Rd

Motion to pay the surveyor's invoice which includes partial work done on Haystack Rd

- ❖ Bill Higgins – Motions
- ❖ Joanne Heyer – Seconds
- ❖ Unanimous

G. Member Payment Plan – extend member payment plan through 2016. If the principals and administration fees are paid in full by December 31st 2016. We will waive the interest on the account and the interest on the judgements.

Motion to extend member payment plan through 2016. If the principals and administration fees are paid in full by December 31st 2016. We will waive the interest on the account and the interest on the judgements

- ❖ Stacy Koehler – Motions
- ❖ Dave Lovejoy – Seconds
- ❖ Unanimous

VII. Open Floor

1. Anthony expressed an interest in becoming the treasurer
2. Joanne Heyer wondering if we could move the meetings to Tuesday. Tim Duncan suggested we get all the positions filled next meeting, then make a decision.

VIII. Closing Adjournment

Motion to close the meeting at 9:52PM

- ❖ Ralph Pizzano – Motions
- ❖ Stacy Koehler – Seconds
- ❖ Unanimous

Minutes taken by Bill Higgins, Director