

Timber Hill Community Association, Inc.
Meeting of the Board of Directors
December 11, 2015

I. Quorum Count

A Timber Hill Community Association meeting of the Board of Directors was held on Friday, December 11, 2015 at 8 P.M.

The following **Officers** were present:

1. Timothy Duncan, President
2. LaTonya Jackson, Vice President
3. Anthony Mack, Treasurer

The following **Officers** were absent:

1. William Higgins, Secretary -Excused

The following **Directors** were present:

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

The following **Directors** were absent:

1. Stacy Koehler –Excused
2. William Higgins - Excused

The following **property owners** were present: 8

There being a quorum of 4 board members, the meeting was called to order at 8:11pm.

II. Minutes

Motion to accept the minutes from the Board Meeting dated November 13, 2015

- ❖ Joanne Heyer – Motions
 - ❖ Ralph Pizzano – Seconds
 - ❖ Unanimous
- Community member, Gasper Fiorino, Lot 3002, would like to speak prior to the open floor.

Motion to allow Community member, Gasper Fiorino, to speak prior to open floor

- ❖ LaTonya Jackson – Motions
 - ❖ Joanne Heyer – Seconds
 - ❖ Unanimous
- The height of the bridge at 191 & Browns Hill Rd impacts the view when making a left or right turn. Gasper Fiorino spoke to Scavello’s office about also reducing the speed limit. He would like THCA to support the push to address the problem at the said intersection. Ralph Pizzano asked Mr. Fiorino to let us know what he finds and we can help.

II. Report of Officers

Timothy Duncan, President (See Attached)

LaTonya Jackson, Vice President-No Report

William Higgins – Secretary - Absent

Anthony Mack – Treasurer (See Attached)

The Money Market account was closed and transferred into the general checking.

November Report:

Interest:

Sweep Account	\$3.66
Capital Improvement	\$8.15
Money Market	\$0.02
Certificated of Deposit	\$3.24

Total interest on all accounts for - \$15.07

Total expense for the month of November with transfers - \$37,992.06

Total expenses including all transfers from January – November: \$205,644.44

Community Dues as of 12/11/15: \$162,639.73

Reserve as of 12-11-15: \$18,740.00

Road Fee as of 12-11-15: \$5,653.62

Dues prior to 2015 as of 12-11-15: \$25,459.04

Tricia Nelson - Administration Report- See attached

Read by Timothy Duncan

IV. Report of Committee Chairman

Rose Aumick, Events Committee – (See Attached) Lunch with Santa is 12-19-15 at 12pm

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- (See Attached) - #48 RE: 911 Address, Linda Siano will send separate note on the actions taken.

Vacant Chair, Crime Watch

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 - No Report

V. Unfinished Business

A. Written Policy for a Performance Review to include description/acknowledgement

LaTonya Jackson will re-send review to the board in pdf. Tabled for 90 days as of 11/13/15

B. Culvert Repair – We need a report from Leo Henneberger. Ask Tricia Nelson to contact him and e-mail his report to the board.

Motion to have Tricia Nelson contact Leo Henneberger and have him send his report to the board via e-mail

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

C. Gypsy Moth “Ad Hoc” Committee- Committee members are Bobbie Snyder, Louise DiBernard, Joyce Miller, and Carlos Ballesteros. The policy and procedure remains tabled for 90 days as of 11-13-15

Timothy Duncan nominates Bobby Snyder to chair the Gypsy Moth Committee. Bobby Snyder accepts the position

Motion to have Bobbie Snyder chair the Gypsy Moth Committee

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

Recommendations: The committee will review the policy and procedures and will report back to the board on any edits/updates.

D. By-Law Review Committee – Tabled for 90 days as of 11-13-15

E. Capital Improvement Budget – The board need to approve the amount needed for 2-3 items that should be a part of the capital improvement “wish list.”

Motion to not create a Capital Improvement budget at this time and set up a workshop to plan for 2017 budget

- ❖ LaTonya Jackson – Motions
- ❖ Muriel Geiersbach – Seconds
- ❖ Unanimous

VI. New Business

A. Furnace Cleaning

Motion to have the furnace cleaned

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

B. State Farm Condominium Renewal

Motion to renew the current State Farm Condominium policy

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

C. CAPP Committee Authority – Authority is confirmed as stated during previous vote and current report to directors dated 12/11/15

Note: E-mails will only be sent for urgent matters that need an immediate decision/action.

Note: A workshop for board members to understand chair roles and responsibilities.

D. Letter to Barbara Canty – A letter needs to be sent to Barbara Canty regarding her position on the board as a director. Due to lack of attendance, she is removed from the board.

Motion to send a letter to Barbara Canty regarding her position on the board and that she is being removed from the board due to the lack of attendance

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

E. Anthony Mack will send a letter requesting to join the board.

VII. Open Floor

VIII. Closing Adjournment

Motion to close the meeting at 10:09PM

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

Minutes taken by LaTonya Jackson, Vice President & Director