

BOARD OF DIRECTORS MEETING

Meeting of the Board of Directors is held on **November 20, 2019** at the Timber Hill Community Association Building at 7pm.

I. Quorum Count

The Timber Hill Community Association meeting of the Board of Directors was held on Wednesday, November 10, 2019 at 7:00 P.M.

The following **Officers** were present:

1. Lou DiBernard, President
2. Billy Higgins, Secretary
3. Vacant, Treasurer

The following **Directors** were present:

1. Billy Higgins
2. Muriel Geiersbach
3. Joanne Heyer
4. Lou DiBernard.

The following **Officers** were absent:

1. Bob Martzloff

The following Directors were absent:

1. Bob Martzloff
2. Warren Green

The following **property owners** were present: 1

There being a quorum of 4 board directors, the meeting was called to order at 7:00 pm.

II. Minutes

Section 6 c final budget end of expenses \$255,814.17 **should have read** final budget end of expenses \$264,814.17

Reserve should reflect \$86089.17

Motion to accept October 9, 2019 minutes with the above-mentioned changes

- ❖ Joanne Heyer - Motions
- ❖ Billy Higgins - Seconds
- ❖ Unanimous

Motion to accept November 3, 2019 annual meeting minutes with the above-mentioned changes

- ❖ Joanne Heyer - Motions
- ❖ Billy Higgins - Seconds
- ❖ Unanimous

III. Report of Officers

Lou DiBernard, President – (see attached)
~~Robert Martzloff, Vice President – no report~~
Vacant, Treasurer - (see attached)
Billy Higgins, Secretary - no report

IIIA. Report of Administration, Tricia Nelson - (No Report)

IV. Report of Committee Chairman

Rose, Community Events Committee - (there will be more info coming on the Christmas party)
Vacant Chairperson, Road Committee – no report
Vacant Chairperson, Pool Committee - no report, closed
Wanda Crumel, Hearing Committee - no report
Elizabeth Green, Chairperson, BRACE Committee - (no report)
Robert Martzloff, Chairperson, Crime Watch Committee - No report
No active members, everyone needs to keep their eyes open and Contact the State Police if necessary.

V. Unfinished Business

VI. New Business

A. Officer Elections

Motion to elect Lou DiBernard to the office of President

- ❖ Joanne Heyer - Motions
- ❖ Billy Higgins - Seconds
- ❖ Unanimous

Motion to elect Robert Martzloff to the office of the Vice President

- ❖ Joanne Heyer - Motions
- ❖ Lou DiBernard- Seconds
- ❖ Unanimous

Motion to elect Billy Higgins to the office of the Secretary

- ❖ Joanne Heyer - Motions
- ❖ Lou DiBernard- Seconds
- ❖ Unanimous

B. Landlord Fee

Motion to rescind \$200.00 landlord fee that was voted to be enacted at a previous meeting (it is against the bylaws)

- ❖ Billy Higgins - Motions
- ❖ Muriel Geiersbach - Seconds
- ❖ Unanimous

C. Letter to 519/520

Motion to approve letter dated October 25th to Lot #'s 519/520

- ❖ Joanne Heyer - motion
- ❖ Billy Higgins - Seconds
- ❖ Unanimous

D. Discussion on Multifamily Dues

Our bylaws state

A Tenant's fee shall be imposed upon a member whose lot is improved with a two-family dwelling. A "Two Family Dwelling" shall be defined as a building where two individual dwelling units are entirely separated by vertical walls or horizontal floors, unpierced except for access to the outside or to a common cellar.

*The Tenant's fee shall be that **portion of the annual dues attributable to a house**. The tenant's fee is payable annually, in addition to the annual dues. (As amended, 1998).*

To find the tenants fee you would need to subtract the undeveloped lot dues from developed lot dues, that leaves you with the amount attributable to a house.

Developed Lot - Undeveloped Lot = Dues attributable to a house(tenants fee) + Developed Lot = Charge for Multi Family Lot (dues+tenant fee)

E. Leaf collection uncovered drainage issues

Motion to approve emergency repair of powder horn road at intersection with wobbly barn at a cost of no higher than \$1500

- ❖ Joanne Heyer - Motions
- ❖ Lou DiBernard - Seconds
- ❖ Unanimous

Motion to approve the first letter to be sent out for case 134

- ❖ Joanne Heyer - motions
- ❖ Robert Martzloff - Seconds
- ❖ Unanimous

F. January Meeting

Motion to approve moving January Meeting to the 15th

- ❖ Joanne Heyer - Motion
- ❖ Muriel Geiersbach - Seconds
- ❖ Unanimous

VII. Open Floor

Thanks for moving dead trees

Thanks for ditch cleaning

Concern with brush fire and one point of entrance/access

VIII. Closing Adjournment

Motion to close the meeting at 8:37

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

Minutes Taken By: Billy Higgins