

Timber Lake HOA, March 18, 2025

## MINUTES

### \*\*\*Business Meeting:

\*Timberlake HOA meeting, held at the Timber Lake pavilion, was called to order by the President, Gerald Bell, at 6:38 pm. In attendance were: President Gerald Bell, 1st VP, Jennifer Swan, Treasurer, Carrie Crosby, and 12 Homeowners

\*Citing Robert's Rules of Order, it was unanimously agreed by the Board members in attendance that all Board Business would be completed before entertaining discussion from the floor.

\*1st VP Swan submitted HOA meeting minutes from February 19, 2025. A motion to approve them was made, seconded and carried.

\*Homeowner Devondra Shaw was nominated to fill the position of 2nd VP until annual elections in May 2025. Her appointment was unanimously approved by attending Board members.

\*Treasurer Crosby presented the February 2025 Treasurer's Report. A motion to approve them was made, seconded and carried.

\*There was no ACC report.

### \*\*\*Old Business:

\*Dues: Treasurer reported that 2 residents were still delinquent in paying HOA fees.

\*Lake/Fountain: The upkeep and maintenance of the lake and fountain were discussed. A motion to forgo trimming crape myrtle was made, seconded and carried.

\*New HOA Website: A member volunteered to act in an advisory capacity, and research into the creation of a new site is ongoing.

\*New meeting location: Tabled pending future report for VP Swan.

\*New legal counsel: Tabled pending future report for VP Swan.

\*New sign at neighborhood entrance: Discussion is ongoing, with suggestions to include information such as the HOA website and disclosure that we are an HOA community. Treasurer Crosby is continuing research into potential vendors.

\*\*\*New Business:

\*Annual Budget was presented by President Bell.

After discussion, it was unanimously agreed that the budget would not be approved. Additional research into past expenses is to be done by VP Shaw with Treasurer Crosby's assistance, and a new projection presented at the next meeting.

\*Mandatory filings (BOI): It was determined that BOI filing was no longer necessary, based on new laws.

\*Elections: It was confirmed that annual elections are to occur at the May meeting, as per HOA bylaws. The necessity of a nominating committee of HOA members was discussed, and a member expressed interest in participating in said committee.

\*\*\*Business from Floor:

\*Members asked that the Board explore trimming the overgrowth of foliage surrounding the lake, and it was agreed by general consensus to seek bids, or perhaps reach out to the community for volunteers to do the work.

\*Members discussed the need for improved community outreach and involvement. Some ideas were discussed, including community events, introductions of all members during meetings, creation of committees, etc.

\*Members and Board discussed the policy regarding the use of Timber Lake's roadway by potential new occupants of the former Teen Challenge facility.

-The need for an official legal agreement with the new tenant, as well as searching for previous contracts was agreed upon. (I don't have a record of who was to take on this task)

\*Members discussed questions regarding water mitigation and (?) was tasked with researching possible grant funding from the County.

\*\*\*The meeting was adjourned at 7:45 pm