

June 18th , 2025 Timber Lake HOA

Minutes

- I. Call to Order: The annual business meeting was called to order at 6:30PM by Jen Swan, President. Additional officers present were: Devondra Shaw, 2nd VP; Carrie Crosby, Treasurer; Eve Linton, Secretary. Several additional homeowners and residents were present.
- II. Secretary's Report: The May meeting minutes were read and approved.
- III. Treasurer's Report: The May treasurer's report was read and an adjustment to take into account the reduction of the road access fee by the Church was addressed for the future budget.
- IV. ACC Report: ACC Approved 3 road repairs for White Pine, Sugar Bear and Stag Run. Dates for repairs to be sent out on HOA websites ListServe. Questions and Clarification on legal/financial responsibility for diseased trees was confirmed to be the responsibility of the homeowner.
- V. Old Business:
 - A. 2025-2026 Annual Budget: the proposed budgets (general budget and road fund budget) were discussed in depth. Corrections were made to the number of houses in the neighborhood and adjustments may be needed to address the road fund budget/redistribution of the community outreach budget to cut projected costs for the year's budget. The cost of the road fee was to be halved for allowance of HOA meetings in the building but the offer was tabled by the church.
 - B. Annual Report: the treasurer completed the annual report and it was discussed.
 - C. New Attorney: the HOA president has been in contact with Dunlap & Shipman who will be the neighborhood's new legal representation after multiple bids/consideration. Idea's for what this legal council may be needed for are addressed by Jen Swan such as a need for updated By-laws and Covenants, changing the yearly news letter to possibly postings on the website instead, etc.

- D. Roadwork: the county has done an assessment and we have upcoming projects which dates of repair will be posted on the listserved. The quotes from the county for repairs was less than expected and the adjusted road budget is to be adjusted by Carrie and presented at the next meeting. The idea of speed bumps was also proposed, it's an idea that's been brought-up and tabled in the past due to daily wear on tires, it was suggested the best way for interested neighbors to support this idea would be a petition.
- E. Neighborhood Watch Committee roles/responsibility discussed. The committee can not do a citizen's arrest but is able like everyone in the neighborhood to call the Sheriff if there is suspicious activity and or request a neighborhood drive through by the Sheriff. Concerns were raised by the floor about privacy concerning the Neighborhood Watch Committee and it was confirmed that any information given to this committee like names/address/numbers of other homeowners is volunteered and not required but in some situations could be beneficial.
- F. Private Meetings/By-Law :An idea from the floor came up to allow the HOA board members to have private meetings to organize before/after the public HOA meetings but it was addressed that it is stated in the neighborhoods by-laws that no private meetings can happen unless it is an emergency. It is important to note in the future these by-laws could change but for now everything will stay the same.

VI. New Business:

- A. A "Did You Know?" section was approved to be added to the HOA website with useful information for new neighbors like trash pickup days, HOA meeting times, ACC uses, how to sell/buy a house etc.
- B. Adding more information about the ACC on the website such as turn around times for responses.

VII. Business from the floor:

- A. Running a business out of a home/cars in yard: a homeowner raised this issue and it was determined that this would be a

concern that needs to be addressed with the sheriff's office and Leon county code enforcement. It was brought to the floor that it would be useful for community members to begin recording their grievances in case it needs to be used as evidence at a later date. It was also discussed that use of the common area can be provoked if needed but it is a process.

VIII. Adjournment: the meeting was adjourned at 8:01PM

Respectfully submitted by Eve Linton, Secretary