

**Park at Timberhill Owner's Association**  
**Minutes of the Homeowner's Annual & Board Meetings**  
**March 9, 2020**

**Call to Order**

Kathy called the meeting to order at 6:08 PM. Board members, Tom Meier (secretary), and Joanna Dunn were in attendance. Also, in attendance were Mary, Judy Rosenthal, Jim Steele, and Kurt Powel, and 6 proxy documents.

**Approval of Previous Meeting's Minutes**

The minutes from the previous board meeting were sent to Board members electronically. The Board approved a motion made by John W and seconded by Tom to approve the minutes from January 24, 2018 meeting.

**Treasurer's Report**

The Budget was reviewed for maintenance, and monthly verification by Kurt. 5 owners still need to send in annual dues. Reserves have \$50k.

**State of the Neighborhood Address**

Neighborhood grounds conditions noted to be in good condition overall.

**New Board Member Election** – 2 positions open, Treasurer (John W) and President (Kathy). John W was not present to decide upon position. Jim Steele accepted the President position, and Kathy to remain a Board Member. Kathy motioned to accept changes, All accepted. Kurt Note: community can run with 3 just members if needed.

**New Business**

Landscape – Kurt noted the over-flow pond at the Meadows responsibilities update\*:

- Meadows – irrigation
  - Park – Mowing
  - Timberhill – the drainage area
- General discussions = *\*until last lot in upper community is built out*

Mary Y. noted that trees along 29<sup>th</sup> street noted to have dead wood in them, could be a safety hazard along sidewalk. Kurt will consult with landscape service for path forward.

The Blackberry bushes could be trimmed back along Poppy, Kurt to ask for 10ft cut back.

Reserves/budget discussion:

- Website renewal at \$700, Kurt to confirm cost.
- \$3k for landscape this year? Covers Mowing, blackberry removal, and grass over-seeding.
- Reserves study [currently ~\$30k] is 5-6k/yr for: irrigation, freeze damage, Bank, etc.
- Longterm, mainly 5 items to watch;
  - a. Bark Dust at \$1800/yr. Check to see if needed this year
  - b. Grass over-seeding. Request to do again.
  - c. Trees pruning [mentioned above], and Blackberry control in green spaces.
- Kathy motioned to accept budget. Seconded by Tom.

**Next meeting**

Meeting TBD, a letter will be sent out with date and time.

**Adjournment**

The meeting was adjourned by Kathy at 6:47PM. Tom Meier seconded the motion.