

# **Timberwood Mountain Estates Property Owners Association Inc.**

## **2020 Annual Meeting Minutes**

**Meeting Date:** October 24, 2020

**Location:** Virtual Meeting via Zoom.com

### **Attendees:**

Eric Stevenson, Jim Ricker, Nancy Ricker\*, Scott Atencio, John Leder\*, Daniel Mills\*, Brian Waterman, Chanin Waterman, Brian Smith, Liz Smith, Wanda Sabota, Rod Fortney\*, Barbara Rogers, Vinnie Occhiogrosso, Annette Duncan, David Duncan, Doris Ziegler\*, Rich Huovinen, Ron Stuelcken, Beth Ellstrom\*, Arlissa Vaughn, Mike Stritar, Jennifer Stritar

\*Indicates Board of Director and/or Officer of TMEPOA, Inc.

**Lots represented: 26**

### **Finances:**

- 2020 Finances are in good shape. Current balance in accounts **\$58,587**. Outstanding dues owed (~**\$22K**) liens are in place as needed to assure that the association is able to collect.
- 2021 budget was approved with slight increase for the anticipation of well #7 coming on-line soon. The average monthly expense of well #6 will be used to forecast well #7 expenses. The Board did NOT recommend an increase of the annual dues.
- The new Covenants are in final review with the attorney, once completed they will be posted for review and a date for a vote will be schedule.

### **Projects:**

- The repair of Timberwood Drive has been completed. The cause was due to tree(s) having been covered in the construction of the road. Original estimate for repair was \$5,300, actual cost of repair **\$6,300**. Increase due to the depth of the repair which required 54 tons of gravel vs 17 tons originally estimated.
- Package station completed and considered a success. The result of getting UPS & FedEx trucks off of the roads makes for a safer community and we are seeing reduced wear on Hawkeye Trail.

- Paving of Hawkeye Trail discussed. The proposed cost to pave \$36,800. It was proposed to share the cost equally from reserve funds in the Association road account.
  - Eric Stevenson shared that he felt that condition of the road was holding up well now that the UPS / FedEx trucks are not coming up the toad. Eric Stevenson stated that he felt addressing the water flow by ensuring current drainage ditches are kept clear and possibly making the ditches deeper would go a long way to reducing the wear of Hawkeye Trail.
  - Brian Smith suggested that we engage Kevin Alford of Alford Engineering to review Hawkeye Trail and ALL other roads in the development. Alford Engineering provided the engineering work for the geo-blank that was installed on Timberwood Drive in 2017 to remediate the erosion / slide area. Alford Engineering road assessment will provide a prioritized list of the roads that the Association will need to address as part of a long-term maintenance plan.
  - **Brian Smith made the motion to engage Alford Engineering, motion was second by Annette Duncan and unanimously approved by attendees. The BoD will engage with Alford Engineering to have a road system assessment completed and report back with the findings / recommendations.**
- **Open Floor Discussion**

The floor was opened for questions / new topics.

- Arlissa Vaughn asked how frequently Spring Branch Rd & Hawkeye Trail are graded and graveled.
  - **Answer by John Leder** – At least annually, but additional grading / gravel will be applied as needed due to heavy rains or wear.

No additional questions or topics were raised.

**Motion to adjourn was made by Brian Smith, second by Brian Waterman, unanimously approved.**

**Meeting adjourn at 11:12am EDT 10/24/2020.**

As duly recorded by;

Rod Fortney  
Secretary, TMEPOA, Inc.