

TIMBERS ESTATES EXECUTIVE BOARD HOMEOWNER'S ASSOCIATION MEETING

DATED OCTOBER 18, 2018

EXECUTIVE BOARD MEMBERS IN ATTENDANCE:

Lilly Croke
Karen Crosbie

HOMEOWNERS IN ATTENDANCE:

Cecilia Curtis
Glenn Curtis
Kelly Croke
Mike Crosbie
Kim Greer
Bob Gress
Linda Gress
Eileen Hartvigsen
Dave Hartvigsen
John MacArthur
Mary Ann Thaxton

1) Call to Order:

The meeting was called to order at 6:45 PM. The meeting minutes from January 25, 2017 were accepted as submitted.

2) Treasurer's Report:

There are no violations or outstanding dues to discuss.

The 2019 budget was discussed. The question was raised as to the possible increase in the social budget to fund more functions and to include activities for children. A motion was made and passed to include a social committee budget for 2019 of \$500.00.

The \$29,000 cash balance in the account was discussed. Lilly Croke is to contact the bank regarding a possible CD to allow the balance to earn a higher interest rate.

3) Executive Board:

A motion was made and passed for Lilly Croke to continue as President of the HOA for the next two years.

A motion was made and passed for Rene Wyatt to continue as Board Member of the HOA for the next two years

3) Design Review Board:

Renee Wyatt initially reviewed the plans for 6797 Timbers. Eileen Hartvigsen is to check with Renee Wyatt regarding the documentation provided by the homeowners for the Design Review Committee file.

4) Timbers Estates Metro District Report:

Kelly Croke reported the need to monitor and maintain the water level in the reservoir. Kelly had researched a permanent pump station, but it was too expensive. The current Water Augmentation Plan is to pump water into the reservoir when requested. A letter was sent to Water Board attorney alerting him that a permanent water pump station solution is too costly and that we will continue to pump water in and out of the reservoir when requested. No response has been received from the attorney. The cost to pump the water in and out of the reservoir when requested by the Water Board will be approximately \$5,000 to \$6,000 per year.

The failed motherboard on the gate was replaced at a cost of approximately \$5,000.

The magnetic plate on the entrance gate was damaged by an outside contractor. His insurance company paid for the repair which totaled \$1,380.00.

Jeff Brekke is working with an electrical contractor to repair the light on the right side of the gate.

Kelly Croke maintains all family codes for the gate. He is the contact for all residents. It is helpful if the # sign is entered then fairly quickly enter the 4 digits.

Front gate has been left open at times due to contractor needing inspectors to have access to new construction site located at 6797 Timbers. Inspectors were having difficulty accessing the property which slowed down construction.

Fence repair: Kevin King has patched a fairly large area of the fencing around the development.

Landscaping work: There was a voluntary clean up on track "E" due to fallen rocks from the retainer wall. There appears to be drainage and tree root issues. Kelly Croke will contact Shane Becker, an outside contractor, to provide an estimate for repairs.

There was a discussion about a large dead tree near or on the Kruger's property. Kelly Croke to discuss removal of the tree with Dave Stubbs.

The common area trees were recently sprayed by Lamb Tree Services. Kurt Schwartau attached pheromone packs to some of the common area trees. A suggestion was made to have the packs the same color as the trees in the future.

Fire department: In early June the Fire Department tested the hydrant near the front pond. They also replaced the key padlocks on the two gates with a tumbler lock. MaryAnn Thaxton will include the tumbler lock code on the HOA contact list.

Potholes have been filled in where needed, however there could be funding needed in the future to fill in cracks.

Liability Insurance: \$625 per year + \$10 annual renewal for business name.

Logo is needed for the web site. Eileen Hartvigsen volunteered to design the logo.

The next Metro Board Meeting has been scheduled for Tuesday, November 13th at the gatehouse. The 2019 budget will be discussed. It was noted that the budgeted \$90,000 annual revenue has not increased in several years. At some point the amount may have to be increased.

Kim Greer reported on her research for providing improved internet access. She has researched several options. The first is the potential to have CenturyLink run fiber optic to each house, but this was found to be too expensive. The second option is to place a tower at the highest point in the development and then broadcast wirelessly to the rest of the houses. Two companies have reviewed this option. Kim is continuing to pursue the companies to get their response. The third option is to tie into the existing Comcast fiber optic at the entrance to the development. The fourth option is to have CenturyLink connect the houses via DSL to the fiber that is already laid on Turkey Creek. CenturyLink has not responded to Kim's inquiries yet. Lilly has volunteered to contact a representative of the Valley-Hi HOA who worked with CenturyLink to increase internet speed.

Cecilia Curtis requested a "dead end" sign to be placed at each end of Timbers Drive. John MacArthur will investigate the cost of the signs and installation.

Adjournment: The meeting was adjourned at 8:20 PM.