

# Timber Lake HOA Meeting Minutes

3/21/2023

## Board members

*President, Gerald Bell | 1<sup>st</sup> VP, Carrie Henry | 2<sup>nd</sup> VP, Vacant*

*Secretary, Matthea Gans*

1. Call meeting to order/go over Agenda 6:33pm
2. Approve minutes from last meeting - **Matthea**
  - a. **approved February**
3. Financial Report - **Ginger**
  - a. Submitted by Ginger
  - b. Chargeback - check didn't clear, but new check will be sent
  - c. Outstanding - about 21
4. ACC Committee
  - a. Shed request - Email sent asking owner to fill out form for approval, and notifying about work to update the guidelines
  - b. Carrie to meet with committee next week
5. Old business – **Gerald**
  - a. Dues updates
    - i. Legal document to be sent for late/overdue dues. Give 30 - 45 days and if not paid, then send to the lawyer
    - ii. Send letter May 1 to everyone due, unless attorney recommends otherwise
  - b. Replacement 2nd VP - no interest as yet
  - c. Sign at front - contest suggestion, quotes for material options
    - i. No updates
    - ii. Tabled to address other issues first, as sign should hold up for another year
  - d. Sign at commons installation
    - i. Carrie and Gerald to plan time to put it in. Gerald will buy the posts ahead of installation
  - e. Plan for killing grass around the lake
    - i. Gerald has to check with agriculture, Carrie suggested asking about spraying over the culvert

## 6. New Business – **Gerald**

- a. How should electric requests at commons be handled
  - i. If request received to reserve pavilion - charge \$5 for electricity, and turn it on for them
  - ii. Put on nextdoor that the pavilion can be reserved and the reservation gets priority. Contact first VP to reserve
- b. Planning for May meeting elections
  - i. Start advertising about the elections
  - ii. If we don't have enough positions filled, then it is turned over to the state and then there is more headache - and they would assess their own fees
  - iii. Ballot gets updated, passed to every home, they had to write on ballot for proxy
  - iv. Janice was the nominating committee. Gerald will contact her
  - v. Ballots have to be received prior to the meeting
  - vi. Must be 70 votes
- c. 4/22 2pm - 4pm cookie/baked goods gathering in commons
  - i. Start posting on next door
- d. Changing meeting dates/days to second Wednesday of the month starting on April 12
  - i. Start meeting 2nd Wednesday of the month in April
- e. Discuss attorneys reply to adding clause about renters
  - i. Not feasible to not rent out a house, would have to change to the covenants. You could only stipulate the percentage of homeowners allowed to rent.
  - ii. It's important to convey to people renting out houses that renters are subject to covenants, need to hold homeowners accountable
- f. County contact is Roscoe Robinson regarding pothole assessment
  - i. Carrie got a phone call - will get back to him. She is asking for an assessment of the cost to fix them if it's not covered by drainage caused repair
  - ii. Gerald noted that there are bushes/trees growing in some drains
- g. Sharp curve options - signs
  - i. Selected option for sharp curve ahead sign
- h. Meeting notice sign - the smartsign board selected

- i. Carrie to ask Bianca about newsletter, add new date for meetings. Spring fling. Reminder for owners that rent their home. Kids staying in after dark for safety
  - j. Sunbiz filing was done 2/28. \$61.29
  - k. Workday Saturday 3/25 - get leaves out of culvert, put up new bulletin board. 8:30 daylight
7. Adjourn
- a. 7:27pm

*Matthea Gans*

Treasurer

***Carrie Henry*** - 1st VP