

Timber Trails
Homeowner's Association Meeting
Thursday, April 12, 2007

- I. The Timber Trail Homeowners meeting was held on Thursday, April 12, 2007 at the Fraternal Order of Eagles Building. The meeting was called to order at 7:00 pm.

Board members present:

- Mark Laffrey, President
- Carol Ronan, Treasurer
- Suzy Greer, Secretary
- Patrick O'Brien, Director

Foster Premier – No representatives were present.

- II. President's Address:

Mark provided an overview to the homeowners' outlining what the board's been doing since the January meeting.

- Sheds – Explained that due to residents request, we were working on developing some guidelines on sheds which would be put out to the residents for a vote.
- Assessments – Advised that 117 homeowners were delinquent in paying their annual dues.
- Advised that committees were moving forward.
- Asked the residents to contact Foster Premier if they have comments or see problems that need to be addressed.

- III. Treasurer's Report:

Carol reviewed the financial position of the association including the 117 homeowners that are behind on their annual dues in addition to the progress made on collectibles since the board assumed office in the 4th quarter of 2006.

Bank Account:	\$ 209,327.99
Investments/Svgs:	\$ 530,468.75
Total	\$ 739,796.74

The board voted and approved the proposed 2007 budget 4/0.

- IV. Approval of Minutes from the 1/18/07:

The board voted and approved the 1/18 minutes 4/0.

V. Approval of Contracts:

The board voted 4/0 to approve the following contracts:

- Audit contract awarded to Condo CPA
- Reserve Study contract awarded to Reserve Advisors
- Pond Maintenance contract was awarded to Environmental Technology

The residents were advised the board is still obtaining bids for seal coating the bike path, 07/08 bike path snow removal, 07/08 landscaping and 07/08 property management company.

VI. Old Business:

- Audit: Contract has been approved and signed.
- Fire/Police Access: Concern had been voiced at the January meeting about the lack of access to the community from Tyrrell Rd. across the foot bridge. Mark spoke with the fire chief who advised they have recently added to staff to allow 3 firefighters per engine. This will increase the response time as they will be able to enter buildings without waiting on a secondary engine to arrive.

The chief asked the residents to keep in mind concerns of this nature should a referendum be introduced later to the voters.

- Mark also spoke to the police chief with regards to the residents concerns over excessive speeding within the community. The village is working to get the trustees to approve rezoning the areas around the parks as 'kid safe' areas. This would prohibit parking in the immediate area and significantly increase the monetary fine if one is caught exceeding the speed limit.
- An announcement was made about the 5K run scheduled for April 14th in the community.
- Committee Overviews:
 - Web Site – Patrick advised the web site was up & running.
 - Special Events – Suzy advised that the committee had held a brainstorming session to what direction this particular committee wants to go.
 - Buildings & Grounds – Carol advised this group had gotten together several times already. The community had been divided into zones and committee members had walked each zone and made lists of obvious issues/problems that needed to be addressed. Over the next few weeks, the focus would be on prioritizing the work that is needed and determining what the budget would allow for this year.

VII. New Business:

- Introduction of the new board members (Suzy, Patrick & Stefanie) was made to the residents.
- Rules & Regulations – Mark explained that in addition to some proposed changes in the declarations the board will be presenting to them in the next few months, they've also been working on developing rules and regulations to better qualify what is and isn't allowed in the community.
- Sheds – Mark explained that based on conversations with residents, the board felt that sheds were a hot issue for many. He explained that sheds are currently not allowed based on wording in the declarations. In order to change the declarations, 75% of the residents (homeowners, villas, court homes & town homes) must agree to it. Without that, no changes can be implemented.
- Pet Waste – A reminder to those with pets to please clean up after them in the common areas around the community. This has become a significant problem. If you know of someone who does not pick up after their pet, please report them to the management company.
- Trash Cans – The cans in the parks are currently being emptied by ARC Disposal as a gratuity. Therefore, we have some difficulty in consistency. If the cans in a park are full and not being emptied, please report it to the management company.
- Community Clean-up – Earth Day is 4/21 and Gilberts is having it's 2nd Community Clean-Up Day. Our community coordinator is Angie Douglas.

VIII. Homeowner Forum:

- Jennifer Mesko – Ms. Mesko was present and indicated all of her questions had been answered.
- Mike Young – Mr. Young has requested an opportunity to speak at the meeting regarding problems he's experiencing with his siding. He is experiencing problems with bubbling/blistering. He has approached both Ryland and the manufacturer but neither will take responsibility.

He petitioned the board for assistance in getting word out to the residents to determine how many people may have similar problems.

- Gina LaRucci – Ms. LaRucci had written to the board on March 26th with concerns over the amount of trash & dog waste in the common areas. Ms. LaRucci was not present at the meeting.
- Deborah Rooney – Ms. Rooney wrote to the board on March 27th due to concerns with the excessive speed on Summit near the park and the

repeated property damage sustained by residents in that area. Ms. Rooney was not at the meeting.

- Laura Yamate – Ms. Yamate contacted the board prior to the meeting inquiring as to the status of the shed issue. Ms. Yamate was not present at the meeting.
- Jessie Garcia reminded residents that Election Day was 4/17 and encouraged everyone to vote.
- Residents present also rose additional questions concerning sheds, inflatable pools (are they allowed) and trash cans (leaving the outside).

The meeting adjourned at 8:15