

Timber Trails  
Homeowner's Association Meeting  
Thursday, January 18, 2007

The Timber Trails Homeowner's Association Board of Directors meeting was held on Thursday, January 18, 2007 at the Fraternal Order of Eagles building. The meeting was called to order at 7:00 p.m.

Timber Trails Board of Directors Members Present:

- Mark Laffrey, President
- Carol Ronan, Treasurer
- Stacey Deakins, Secretary
- John Cascarelli, Director
- Bryan Hix, Director

Foster/Premier Representatives Present:

- J. David Paisley, Vice President
- Debbi Fuhs, Recording Secretary

President's Address:

Mark introduced the Board of Directors and representatives from Foster Premier. He reviewed the procedures for the meeting and the homeowner's forum. Mark discussed the formation of the following committees and asked for volunteers to sign-up:

Architectural chaired by Bryan Hix

Special Events chaired by Stacey Deakins

Website chaired by Mark Laffrey

Building and Grounds chaired by Carol Ronan

Treasurer's Report:

Carol gave a brief report of the HOA financial status and reported that the board is currently seeking and reviewing proposals for an Audit. The audit will go back to the inception of the association. The Board is also seeking proposals for a Reserve study.

New Business:

Mark reviewed the activities of the Board of Directors since election in October. The board has attended Board workshops and meetings with the Villa's HOA, YMCA, and Foster Premier. We have also attended a meeting of the Gilberts Village Board and the Police Operations Committee.

Mark discussed the contracts currently held by the HOA including Insurance, Pond Maintenance, Trail Snow Removal, Landscape and Management Company. The board will be obtaining 3 quotes as each of these contracts come due for renewal.

Mark announced the following dates for quarterly meetings: April 12<sup>th</sup>, July 19<sup>th</sup> and an annual meeting on October 11<sup>th</sup>.

Foster Premier:

David Paisley gave a brief presentation and detailed the following:

- The role of Foster/Premier and the HOA Board
- The project approval process
- Dealing with violations of the declarations
- The requirements to change existing declaration
- The foundation of the association and the Declarations, Bylaws and Rules and Regulations

Homeowner's Forum:

Several homeowner's had submitted letters prior to the meeting and were given the opportunity to speak. Both confirmed their questions had been answered during the meeting.

A number of questions and concerns were expressed from the floor. David Paisley addressed the necessary procedures for the Board and Residents to seek change. Those who would like to pursue changes were encouraged to do so.

The regular Board of Directors meeting was adjourned at 8:31 p.m.