

## Minutes

### Timberbrook HOA Board Meeting Minutes

March 14, 2017

THOA meeting was called to order by President Pete Travis at 7:00p.m. Board members present were as follows: Ron Voigt, Joanna Martin, Penny Richardson, Shelley Franks, Eric Hundley, and Katelyn Franks.

Rules and procedures presented by President Pete Travis.

**Secretary:** February 2017 minutes were read by Penny Richardson. Minutes were moved by Joanna Martin and seconded by Ron Voigt showing approved as read.

**Vice President:** Joanna Martin is communicating with Wagoner Sheriff's office to arrange a safety and neighborhood presentation to THOA.

Wagoner Commissioner Hanning is partnering with City of BA regarding the standing water issue that freezes during winter at exit on 71<sup>st</sup>. Since the west side of entryway has a mound that prevents water drainage, Wagoner will need written permission from THOA to take care of this situation. This would give them permission to correct the water situation on our property.

Pete Travis attended City of BA HOA workshop in February.

On March 4<sup>th</sup> workday we had several volunteers that are greatly appreciated (see list on page 5). Board has received several compliments about the 71<sup>st</sup> front entryway flowers around THOA sign.

**Treasurer:** Eric Hundley discussed 2017 budget and finances. We have 35 homeowners that have not paid dues out of 231 homes.

Eric led discussion on financial information being posted in Timberline, on the website, or at monthly meetings. Eric Hundley moved, with second by Penny Richardson, to post a budget tracking page on the THOA website.

**Common grounds:** Ron Voigt discussed the progress regarding March 4<sup>th</sup> work day, cleaning up along the road toward stables, entryways and several other areas.

Ron moved and was seconded by Shelley Franks to approve budget and proceed with plans for flower beds at clubhouse and entryway. Board approved.

Ron discussed the possibility of having a 'packed dirt' walking path around common grounds with trees, shrubs and benches. He will gather some more detail and information and present to the board.

The board approved the purchase of monkey bars and play set from a home-owner which was moved by Ron Voigt and seconded by Katelyn Franks.

**Rules/Regs:** Penny Richardson presented a new homeowner with welcome packet. Effects are still waiting on Wagoner court legal consequences regarding the ongoing house situation. Four letters were sent to homeowners illegally parking RV/cars in yards.

Penny led discussion stating she has spoken with several 221<sup>st</sup> homeowners regarding drainage situation. One homeowner can get 2-way 'T' clean out piping at cost. Okie will have to be involved because of utilities in area. Further discussion and information will be presented at later date.

She has obtained a list of legal homeowners in THOA for usage in our new directory.

**Watershed Committee:** On March 1, 2017 Pete Travis, Ron Voigt and Bob Redden met with several officials of the BA Government to discuss issues of concern to Timberbrook.

The filling in of the strip pits south of 71<sup>st</sup> Street was the first item discussed. City officials agreed that more action needs to be taken with the developer to assess the impact the fill work is having on drainage into No Name Creek and into Timberbrook. The City will contact the developer to follow up. The work activity has been halted by a stop work order from the City.

The standing rain water problem in the entryway (222nd) was also discussed. After BA officials confirmed meeting with Wagoner County Commissioner, James Hanning on the drainage issue, they offered the opinion that the entire 71st Street entryway to 67th Street may well be BA's responsibility and they intend to look into it further.

An update on the status of the Planned Unit Development (PUD) document for the Muhich Tract behind the Tractor Supply Store south of 71st Street was provided. The PUD is to be presented to the BA Planning Commission on March 23rd and will be ready for the Watershed Committee to review on Monday, March 20th. Further action on the part of the committee will be determined by that review. It was learned that there is a radiation problem on Muhich Tract 2 but it is not reaching the creek flowing into Timberbrook or posing any threat to our development at this time. The radioactive element has been identified as, thorium, a naturally-occurring element. The Tract 2 area, lying east of Tractor Supply, will be walled off from public access by special fencing and is not planned for development. The Board voted to allow the Watershed Committee to host meeting of the Kenosha Flood Plain Management group at the clubhouse as the clubhouse schedule would permit.

**Clubhouse:** Shelley Franks had one reservation for clubhouse in February. Two quotes for our heat/air situation were obtained. The HVAC system for clubhouse was discussed. It was determined that more quotes would be obtained. The gas line, toilet and septic lines have been repaired. Shelley led discussion regarding having TV hookup installed for meeting presentations.

**Old business:** Eric Hundley proposed having a common location online for supplemental information, such as documents, repair and maintenance records, etc. A homeowner attending discussed availability of an online service that could possibly be utilized. It would be advantageous to have documentation easily accessed as to where the laterals, gas lines, and such are located.

THOA had open position for Social Chairman. Shelley Franks nominated Sarah Ackart who was seconded by Eric Hundley. All board members approved. Welcome, Sarah!

Pete Travis discussed a plan that could be used to encourage property owners to engage in projects on private property that might benefit the entire development. Acknowledging the THOA limitation to expenditures for common grounds, amenities and covenant enforcement, the plan would offer assistance in planning and implementation of private property projects that would add overall value to the neighborhood. There would be some financial incentive offered through a carefully managed budget with each project controlled and approved by the board. In no case would THOA assume any responsibility for any project or its ongoing maintenance. Generally, the board favored assistance with planning and volunteers, but not with financial aid. The unresolved proposal was tabled in favor of another opportunity to consider the idea at the April board meeting.

Pete also gave an overview of a plan for rules regarding committee operations. That plan will also be reviewed at the April meeting.

A homeowner presented plans, neighbor agreements and photos to board for approval to build a shed on his property. After discussion, board approval was given.

Meeting was adjourned at 9:44p.m.