

TIMBERLAKE ESTATES PROPERTY OWNERS ASSOCIATION

Quarterly Meeting Minutes

October 21, 2020

The Timberlake Estates Property Owners Association Quarterly Meeting was held October 21, 2020 on Zoom. The board members in attendance were Doug Keith, Jeff Hellig, Sally Waters, Trudy Dziadik, Norma Anderson and Cindy Lester.

Doug called the meeting to order at 7:17 and asked Trudy to read the minutes from the July quarterly meeting. George Franklin made a motion to accept the minutes as read; seconded by Amanda Wade.

Doug said the house at the corner of Timberlake and Park Forest has had a substantial amount of work done. Many trees have been cut down and the area around the home has been bulldozed. Much work has been done on the home as well.

Trudy reported those having received Yard of the Month for the past 3 months. They are: August – Oscar and Margarita Gonzales on Pebble Creek; September – Rodger and Sandy Roberts on Oakfield; October – Larry and Brenda Johnston on Sandy Brook.

Doug has been continually talking with the Flood District to try to stay up to date on their intentions with our lake area. They have not put together a plan yet, and will be meeting with us before anything begins. We may have to compromise to some extent, but will try to do things that will be to the best of interest for our subdivision. If they want to make some major changes, maybe we can ask they be required to do the maintenance, pay insurance, etc. We want to protect the eco-system as it is. It seems the subdivision had better drainage, as a whole after the last rain storm. Robert West said he had spoken with someone with the Flood District that was at the lake area taking cores 20' down all around the lake. They were trying to find what environmental concerns there would be; and doing a sub-surface study of what they would want to dig up. He is a Geologist and seemed to have the right knowledge to lead a committee to help us with this situation. He said his friend Mark Sealy would help. Jeff volunteered also. He said we might be able to declare our pond a 'wet land'. He will be looking into things. The Flood District could use eminent domain, if they choose. When they present their side of what they want to do, we need to be ready to present ours. We definitely do not want the regular detention pond.

Jeff reported on the results of the letter that went out to the entire community. He had 68 responses which was only about 30% of our residents. 71.83% were against hiring another management company. 69.8% were for raising the transfer fee on home sales, etc. from \$150 to \$200. Doug made a motion we go ahead and do this since it was a good majority. Trudy 2nd and all approved. However to change this in our by-laws, we must bring it up and vote 2 more times. There were quite a few suggestions made for changes to the by-laws. The topic of building a pavilion was 50% for. We will have to wait to see what the Flood District decides on, and then we will look into location, styles, cost, etc. and then present it again. We would really like to see a higher percentage of residents input.

Sally has reviewed all of the expenses for the last 2-3 years and has a proposed budget for the remainder of this year, and the New Year. She said our total legal fees for 2018-2020 has been \$52,000, but unless something unforeseen occurs we have none moving forward. Doug wants a breakdown of the entire budget. H said it is our responsibility to let the neighborhood know the budget – all the in's/out's - and monthly too. Sally said she sent a letter to all of those still owing their dues. She has received 6 payments, but there are still 20 that have not responded.

Jeff said we are totally on track with nominations for officers. Ballots to vote should be mailed by Nov.1, 2020. He is including an envelope with 'ballot' in the upper left corner, so it will not be accidentally opened by someone before the night of the January meeting. This eliminates any possible tampering of votes. We need to discuss the procedure we will use in counting ballots. It would be nice to be able to have a live meeting at the VFW, but if not, we need a plan.

Doug said he heard gunshots near his home on Fairbridge recently and reported it. He just wanted to remind everyone to be careful and watch out for our neighbors. Doug mentioned a service called FLOCK CAMERA that would film all entrances of the neighborhood. We have 5 entrances. It would cost \$12,000 initially then be \$50 monthly. We may look into it further. He has noticed more sheriffs' cars in the neighborhood. Sadly, we have to have more crime for them to be around more. Be sure to report anything you see!

Jeff said the fishing pier has been reinforced. All bridges and hand rails will be too. The bridge to the island will be stabilized and boards replaced too.

Trudy asked Norma to talk with the lawn maintenance group to address the ants around the lake.

George Franklin said the island was a timber mill 100 years ago. Thus the name Timberlake Estates. There were specific instructions when the property was sold for the subdivision concerning the lake. No one knew exactly what it was. Something about the lake always being there, but not sure exactly; we need to check it out.

Kayla Oenning said she would be happy to volunteer to help with anything.

George Franklin made a motion we adjourn at 8:54. Paul Lafferty seconded and all agreed.