

Timber Pond III Annual HOA Meeting  
December 11, 2018

Board Members Present:

Pete Oberg- President  
Larry Perkins, Vice President  
Kathy Davenport, Treasurer  
Carol Sligh, Secretary  
Steven Broos, Architectural Committee

22 of 138 homes represented.

Meeting called to order at 705pm

Business Items:

1. Election of New Board Officers
  - a. Even though not included in bylaws, one current board member is willing to stay on board for advisory position only. Not be a voting member.
  - b. President shared board sentiments that it has been a pleasure to serve the community.
  - c. Current officers retained except for position of secretary. Danielle Faller accepted nomination and was voted in as secretary for 2019 year.
2. Amendments to Bylaws
  - a. Process was started in 2017 however no resolution in 2018 due to lack of participation from past board and lawyer leaving practice. Process was started once again with new lawyer. Pete expressed willingness of board to get process completed in coming year.
  - b. Discussed vote requirements to change bylaws- 75% of homeowners must agree to proposed changes.
3. Issues that current board as addressed this past year
  - a. Bylaw change process
  - b. Drainage issues and mosquito control
4. 2019 Budget and 2018 Balance Statement
  - a. HOA members requested 2019 budget and balance sheet. Treasurer to prepare and send to all homeowners with HOA dues statements.
5. Architectural Committee Concerns
  - a. Addressed homeowner concerns related to renters in neighborhood, parking on streets, traffic, becoming gated community, solar panel placements.
  - b. Steven requested that if homeowners see something, then address with homeowner, renter, or send board notification so that items can be addressed in a timely fashion.
  - c. December Decoration contest to take place December 21<sup>st</sup>.

Meeting adjourned at 808pm.