

Timberline Valley North Homeowners Association

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Minutes for Regular Board Meeting August 14, 2024

The meeting was called to order at 6:38pm. Attendance was as follows: officers Michelle Martin, Adrian Peacock, Sherri Akers, and Heather Miller, and directors Martin Byrne, Kimi Bradley, Ed Piat, and Mike Murphy.

1. The minutes from the July 2024 meeting were approved and placed on record.
2. President's Report, Michelle Martin:
 - a. Public Works will repair sections of street between Alpine and Timberline Drives and Valerie Drive.
 - b. Several car break-ins occurred again and appears to be random. Residents were advised to keep cars locks, yard lights on, and to remove valuables from their cars.
 - c. Discussion of the policies on rentals and Airbnb's was held and an update provided from the HOA lawyer that language addressing board concerns over insurance, accountability and leases. A reminder that at the June 12, 2024 regular meeting (following the Special Meeting) the board officially voted to prohibit short-term rentals and to cap rentals at 15 homes in the neighborhood (see Minutes). Legal counsel was contacted to draft preliminary language, and that information was sent via email to board members for a vote. Board directors voted to adopt the preliminary language provided over email sent prior to the HOA meeting. Michelle is working with our legal counsel to finalize language and then will communicate with needed parties.
3. Treasurer's Report, Sherri Akers:
 - a. A report was provided with information on expenses and the current balance in the HOA treasury. (Note: Total current funds available to cover projects and expenses of the association are available to any TVN resident upon request, but are not publicly posted or listed in the minutes of the meeting.)
 - b. Lakemark is the company in charge of the house that's in foreclosure. No repairs will be made to the house at this point.

4. Architectural Committee Report: Two applications for solar panels were received and approved this month.
5. Commons and Lakes Committee Report: Solitude came out this month. Fountains were repairs the algae treated. No updates available on the park progress.
6. Social Committee Report: 55 people attended the ice cream social, a record number. Neighborhood Small Grant paid for all supplies. September 21 will be the Fall Festival in the cul-de-sac of Nancy Beth Drive at 4pm. Buns, hot dogs, s'mores, and water will be purchased. Garage Sale will be August 24 in conjunction with TVS, Sawgrass, and Boulder Ridge.
7. Annual Dues: After last month's review of the budget, a motion was made and unanimously approved to raise annual dues to \$200 for non-lake lots and \$400 for lake lots beginning in FY 2024-2025.
8. Nominating Committee report: The nominating committee has two candidates it will confirm interest with for serving on the board for FY 2024-2025.

The meeting adjourned at 8:53.

Respectfully submitted,
Michelle Martin
President