

**Minutes for regular Board Meeting
February 12, 2025**

The meeting was called to order at 6:34p.m. Attendance was as follows: Officers Heather Miller, Adrian Peacock, Sherri Akers and Melissa Hinkle. At large Directors as follows: Marin Byrne, Ed Piat Jeanne Richards and Claire Johnson. Absent Director was Kimi Bradley.

The minutes from January 8, 2025, were approved as read, without amendments, and placed on record.

1. **President's Report, Heather Miller:** Heather reviewed the discussion with the HOA legal counsel in regard the Air B&B. She also shared an email from a homeowner in regards to the active Air B&B. The first quarter newsletter was emailed to homeowners and on the website. We will need to make a list of all homeowners that would like to receive a printed newsletter.
2. **Treasurer's Report, Sherri Akers:**
 - a. Sherri reported that one late assessment fee has been received.
 - b. 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 residents upon request to the treasurer but are not publicly posted or listed in the Minutes of the meeting.)
 - c. Multiple assessments are still outstanding including 5 lake lots, 22 non-lake lots and 35 special assessments. This income is needed for the proposed budget so more letters will be sent out to try to recoup the money. Fines will be added to each bill.
 - d. 3103 Timberline Dr is up for sale.
 - e. Taxes will be sent on 2/13/25 to the IRS
3. **Architectural Committee Report:**
 - a. A discussion was held on how to follow up on violations. Multiple violations regarding lights, fences and garbage.
 - b. Garbage receptacles are being left out by the curbside too long. After garbage pick up the receptacles should be stored within 24 hours in an area which cannot be seen from the street.
 - c. All sump pump and pool drainage should be routed to street drains and away from the ponds. All the street drains (except for Duncan), drain into the city drains. Marty is going to check with homeowners with pools on their method of drainage.
 - d. Renters are responsible for following the HOA bylaws—reminders will be sent this spring.
4. **Commons and Lakes Committee:**
 - a. Fountains will be re-installed in late April.
 - b. A special license is required in order to spray the weeds in the rock around the ponds—Heather will inquire with individuals about some bids.
 - c. Mowing will be resuming with Happy Green for the 2nd year of their contract.
 - d. Dead pines on Duncan need to be addressed by the homeowners—they are not on HOA property.

5. Social Committee Report:

- a. Garage sale dates are to be determined. Will reach out to the neighboring HOA to coincide these dates.
- b. No current updated on goose egg oiling. Heather will follow-up with Kimi Bradley and Michelle Martin.
- c. Planning for spring cleanup and supplies was discussed.

6. Old Business:

- a. The winter newsletter went out in January. Further newsletters are to be sent quarterly. (Approximately April, July, October and December)
- b. Sherri Akers, Treasurer, has located the tax-exempt documents for HOA purchases of supplies.

7. New Business:

- a. Marty discussed the information gathered on the insurance company options and will have a couple more by the next meeting. He will have all the options put together so that we may vote on a new insurance option that is a better option with lower cost.
- b. Marty and Sherri and Jeanne will work together to generate letters needing to go out to those with covenant violations and to collect past dues. Over \$8000 in fees are past due.

8. Open Discussion:

- a. Mike Murphy has keys to the finger lake fountain access to reset as needed and Heather Miller, has the keys for all the fountains in case access is needed.
- b. Next meeting will be 3/12/25 6:30pm at 3101 Timberline Dr.

The meeting adjourned at 7:31pm

Respectfully submitted,

Melissa Hinkle

Secretary