

TIMBERSHORE HOMEOWNERS ASSOCIATION

Meeting of the Board of Directors

December 11, 2003

The meeting of the Board of Directors was held Thursday, December 11, 2003 at 1296 Crestridge Ln. Board members present were **Larry Gaughan, Tom Carrington, Susan Dunphy, Scott Finkler, Carol Gehrman, Barb Wicks, Kim Olson, Mary Hagberg** and Treasurer **Mary Annala**. Homeowner **Kathy Shockley** attended the meeting along with **Scott Zuzek** and **Brian Wiechmann** from Precision Landscaping. Larry Gaughan motioned to open the meeting at 7:05 p.m., Carol Gehrman seconded the motion.

NOVEMBER MINUTES were approved with one exception: The term of service for members of the Nominating Committee is one year. Barb Wicks will continue to serve for the remainder of her term. Committee members are: Tom Carrington, chairman; Scott Finkler and Barb Wicks.

TREASURER REPORT:

- This month's delinquent dues to date are \$6,428.20; total dues outstanding \$24,032.
- Two judgments paid in full.
- Six more homeowners were turned into the attorney for late dues.
- One homeowner has contacted our attorney to pay past dues and attorney fees.
- Foreclosure on one home will be discussed at next moth's meeting.
- One Certificate of Deposit has been renewed for 27 months.

Mary Annala, Treasurer, presented a preliminary 2004 budget. Changes were made where appropriate. Discussion will continue at the next meeting.

The Board received a request from a homeowner who had damages caused by a burst pipe. According to Article VII, Section 4, of the Declaration Of Covenants the burst pipe is a "common expense of the Association," but repair of internal damage is the homeowner's expense. Motion was made by Barb Wicks to cover the cost of repair to the pipe that burst, but not to pay for damage inside the residence. The motion was seconded by Carol Gehrman. This was a unanimous decision by the Board.

Homeowners need to consider the deductible they carry on their contents HO6 policy in comparison to the possible cost of repairs of internal damage.

Policy to Collect Delinquent Dues: This policy is repeated from the November 13, 2003 minutes. *Any homeowner with dues, fees, and fines more than 30 days late will receive a notice in the mail. There will be a \$25 fee for any returned checks. If dues, fees and fines are not paid in full within 15 days of the dated letter, the overdue amount may be turned over to our attorney.*

The attorney will take the following legal action if payment is not received.

Obtain a judgment against the homeowner which may result in the following actions:

- *Garnishment of bank accounts or wages.*
- *Lien against property owned by the homeowner.*
- *Other legal actions could be taken.*
- *All court expenses, attorney expenses, etc, will be charged to the homeowner against whom the judgment has been filed.*
- *If a homeowner is seriously delinquent in paying dues, the result could be foreclosure based on discussion with our attorney.*

SNOW REMOVAL: Tom Carrington presented areas of concern which Scott and Brian addressed:

- Homeowners need to move their vehicles before the snow plow comes. If cars are left in the driveways, it is difficult to plow that driveway as well as the neighbors'.
- Several homeowners reported that steps and walkways had not been shoveled.
- It was observed that equipment operators are plowing too close to the lawn and digging it up.
- The drive at 3665 Denmark was not plowed the full width.
- A tree at 1182 was hit by the plow.
- The sand bucket at 1176 Timbershore Ln. which wasn't filled will be filled.

Precision Landscaping will repair any damages next year. Scott will instruct their employees to use care while plowing so that they don't damage lawns and trees and to do a complete job of plowing.

REMINDERS

- Sand is available at 3695 Denmark and 1189 Timbershore Lane for homeowners to refill their buckets.
- Precision Landscaping is contracted to shovel the steps, but if homeowners want the steps treated with a sand/salt combination, it is their responsibility.

LAWN SERVICE One homeowner had purposely covered a bed of flowers with leaves this fall. During fall clean-up, Precision Landscaping picked up the leaves.

IMPORTANT - *In the future, if you need the contractor to bypass an area of your yard with a service they would normally provide for all homeowners, e.g., removing leaves, please either stake and rope the area off or contact the board member in charge of lawns so that s/he can advise them of your request.*

ROOFS: Correction to November 13, 2003 minutes. The correct address for the homeowner who had reported water spots in the walk-in closet is **3658 Kolstad** (not 1265 Timbershore Ln). Beissel is working on resolution.

Beissel has repaired shingles that were reported to be raising at 1176 Timbershore Ln.

OTHER PROJECTS: There is nothing to report for the following projects for this month: Architectural, Painting, Garage Doors, Outside Water Shut off, Concrete, Driveways, Pest Control, Insurance, and Trees. There was no old business scheduled for discussion.

NEW BUSINESS:

THE NOMINATING COMMITTEE officially nominated the following individuals (whose terms will expire in February) to the Board of Directors: **Larry Gaughan, Barb Wicks and Kristy Whorton.**

This nomination was made so that proxies can be sent out for those who cannot vote at the annual meeting on February 11, 2004. The nominations will be repeated at the annual meeting. Other nominations can also be made at that meeting. It is very important that homeowners vote so that we can keep a working board of directors.

Refinancing Charges: This policy is repeated from October 10, 2002 minutes **with one addition.**

Reminder: If you are refinancing or selling your home please note that the Association does charge a fee for this information. **Payment is due upon receipt of the request.**

Refinancing fee: \$50

Selling fee \$200

Addition: *The requested information will be released when the appropriate fee is paid. Fees must be paid "upon receipt of the request."* (This was unanimously voted in.)

RECYCLING CONTAINERS Recently Waste Management dropped off "Single-Sort" recycling containers but neglected to advise the Association that they were doing so. They will send a letter to every homeowner which will help to clear any confusion.

Waste Management wants us to use these containers instead of the old ones. The decision was unanimous to accept so if a homeowner wishes to recycle s/he must start using the new containers.

Attention Homeowners:

- *Directions for their use are inside the container.*
- *Waste Management will only pick up recyclable materials that are placed in these containers; they **will not pick up the bins** we have been using.*
- *Homeowners who want to continue recycling but did not pick up the "Single-Sort" container may call 952.890.1100, and they will deliver another one.*
- *Homeowners who wish to use these containers must keep them inside the garage. If you have one and you do not want it, call Waste Management.*

CHRISTMAS TREE PICK-UP - Waste Management will pick up Christmas trees on two dates:

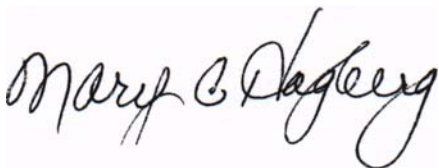
December 29 and January 12, 2004.

Trees must be free of all decorations, including tinsel.

The Association will cover the cost of these two pick-ups. The homeowner will be responsible for the cost of picking up any tree left out after that.

MISSING LANDSCAPE LIGHTS: Sometime during the week of fall clean-up the homeowner at 1176 Timbershore Ln. noticed that some of his landscape lights were missing. If you have any suggestions as to their whereabouts, please contact him.

NEXT MEETING: Larry Gaughan motioned to adjourn at 10 p.m.; seconded by Tom Carrington. The next meeting will be **Thursday, January 15, 2004 at Blackhawk Middle School, 1540 Deerwood Dr.**



Mary C. Hagberg, Secretary

Board Members and Committee Assignments:

NOVEMBER 2003		Website: www.timbershore.com	
Board Member	Position	Committee	Telephone
Larry Gaughan	President	Architectural/Board Replacement/Front Doors	651.994/9354
Susan Dunphy	Vice President	Painting & Nominations	651.994.1803
Kim Olson	Board Member	Concrete & Insurance	651.452.1355
Carol Gehrman	Board Member	Pest Control	651.454.5247
Tom Carrington	Board Member	Lawn & Snow & Nominations	651.688.0825
Kristy Whorton	Board Member	Garage Doors	651.687.0479
Scott Finkler	Board Member	Roofs & Nominations	651.454.7178
Barb Wicks	Board Member	Trees	651.688.6193
Mary Hagberg	Secretary		651.454.2306
Mary Annala	Treasurer		651.686.7411

Mailing Address:

Timbershore Homeowners Association
PO Box 21061
Eagan, MN 55121

December

THE TIMBERLINE

BOARD OF DIRECTORS - We are looking for people to serve on the Board of Directors. Please call a Board member or attend a Board meeting if you are willing to serve. It's your home and your money -- why not help take care of it?

INSURANCE - REMEMBER! The blanket policy comes due on Feb. 1. Be sure to plan for it in your budget.

DUES/MAILING LABELS - Address stickers for use in mailing in your monthly dues will be included in the envelope with the notice of your annual Association Master Blanket Insurance premium.

DAMAGED MAILBOX STANDS - If you *see* a mailbox stand hit by a car or truck, please get the vehicle license number and the name of the company if a truck. Call a Board member to report damage and give any information you have.

SNOW REMOVAL - It is difficult for the snow plow service to do their job if vehicles are parked in the driveways -- if it snows, **put your car in the garage** or on the street. Please be considerate.

MORE PARKING - Please do not park on the grass. Even if the ground is frozen and snow covered the grass can be damaged from salt dripping off the vehicle, etc.

SANDING OF STEPS AND SLABS - Residents should keep a supply of sand/salt mixture on hand to put on their steps, slabs, and driveways when icy. You can fill your own containers from the sand/salt barrels at 3695 Denmark and 1189 Timbershore Lane.

FURNACE HUMIDIFIERS AND WATER SOFTENERS - If you have a furnace humidifier, check the unit to make sure it isn't plugged or the hoses coming loose or plugged in order to avoid flooding your furnace/laundry room. Also check your water softener drain and overflow hoses to make sure they are not coming loose.

TRASH - If you have large items such as furniture, mattresses, lumber, carpeting, etc. you want picked up you **MUST** call **Waste Management (952-890-1100)** ahead of time to arrange for pick-up. If you don't call ahead of time the stuff **WON'T** be picked up. You will be billed by WM for this extra service. WM does **not** pick up appliances; call **JR's Appliance Disposal, Inc. (651-454-9215)** or **Plaza TV and Appliance, Inc. (651-457-1196)** for those.

SELLING OR REFINANCING HOME OWNERS - When you decide to sell your townhome either by yourself or through a realtor please contact the Treasurer (Mary Annala 651-686-7411) for current financial, etc. information you, realtors, and buyers will need/want to know. Also, Mary must be contacted at least five working days before the closing or refinancing date to give her time to assemble dues and other data the Closer or Financial Institution will need.