

16.11.07

Timberwoods Home Owners Association Annual Meeting

January 20, 2009
Warren Township

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Timberwoods Board - 2008

Position	Name
President	Jerry Duchowicz†
Secretary	Kevin McGowan
Treasurer	Dean Abrassart
Director	Patty Meneely
Director	Scott Thomas

† Jerry Duchowicz passed away December, 2008

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Agenda

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1. Certification of Quorum
2. Introduction of Current Board Members
3. Approval of 2008 Annual Minutes
4. Nominations for 4 Board Seats
 1. Statements by candidates
 2. Voting
5. Board Actions in 2008
6. Financial Report for 2008 and 2009 Budget
7. Capital Plans
8. Open Discussion/ Questions from the Attendees/
New Business
9. Announcement of Election Results
10. Adjournment

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2008 Board Actions

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Completed

- Prescott pond work underway
 - Clearing of noxious/invasive woody species
- Outlot G was cleared of noxious/invasive species
- Monuments repaired: tuckpointing the mortar between the stones

Not Completed

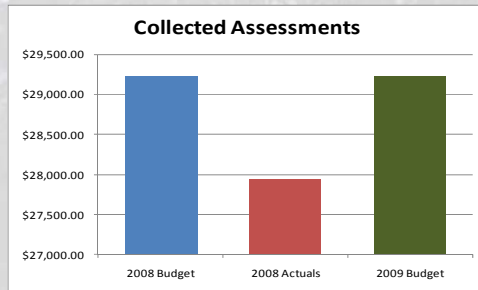
- Outlot H deferred to 2009 (winter/spring)
- Mulching of landscaped areas – to be completed spring 2009

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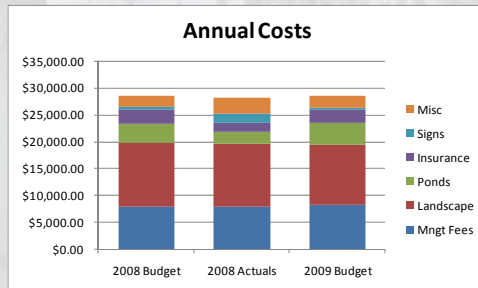
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2008 Actual – 2009 Budget

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- 7 homes not paid in 2008
 - Interest being added and collected
 - Liens placed on homes that do not pay



- Majority of costs go to common area maintenance
 - Landscaping & Ponds
- Management fees
 - Collections & Legal issues
 - Contractor identification, hiring and management
- Sign costs are for ponds & are increasing due to vandalism

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Capital Plans

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- Continue Pond Buffer Reclamation Project
 - West side of Prescott Lane
- Conservation/ Nature Areas Reclamation and Clean-Up
 - To be contracted
 - Outlot H (3 year effort - 2009, 2010 & 2011)
 - Outlot F (3 year effort - 2009, 2010 & 2011)

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