

Timbers Civic Association, Inc.

Community Meeting

17 September 2014

Held at Broadneck Library, with 12 households represented.

Meeting called to order by the Timbers President, Donna Sengelaub, at approximately 7:10 p.m. Board members introduced and the secretary read the minutes of the last community meeting held in May 2014.

Treasurer: Beth Penn. Current balance is \$10,028.07. Dues and donations totaled approximately \$4,500.00. Thanks to Ivan and the Budget Committee for conducting the audit and to outgoing Treasurer, Shirley Barnett.

President presents slides and members discuss the following:

- The Deed to the recreation area
- To remain a legal entity, the Timbers Civic Association, Inc. (TCA) must:
  - o Work in accordance with Maryland Code
  - o Have a full Executive Board
  - o Pay its bills
  - o Have a resident agent—Bill Gordon
  - o Hold Executive Board meetings
  - o File “Form 1” by 15 April of each year
  - o Maintain proper documents: minutes, bylaws Articles of Incorporation
  - o Hold at least one annual community meeting
- Membership is defined in the Bylaws. Deed caveat does not mean TCA is open exclusively to homes 1-47.
- The TCA, not the individual property owners, owns the recreation area
- TCA is a voluntary association all about the recreation area
- Governing statutes and documents incorporated in 1972
- Status: we’re in good shape; records were hand-delivered to all in February and four standing committees were formed.
- Goals:
  - o Legal and administrative house is now in order
  - o Plan our budget and stick with it
  - o Live within our means
  - o Be good and responsible stewards of the recreation area
  - o Maintain a safe and attractive (added by the members present) recreation area
- Challenges:
  - o Need more active members in committees—join a committee!

- No one is smarter than all of us together
- Communications
- The kids are watching us!
- Executive board + 4 Committees = ACTION
  - Executive board endorses the budget, projects, etc. and brings them to a community vote
- Before and after photos of the recreation area

Bylaws Committee: John McGinnis, Committee Chairman.

- Proposal to open members to contiguous property owner; committee members met; Bylaw amendment vote to be counted this evening and will be effective immediately
- Committee will meet again to discuss other proposals
- President reiterates the voting process: 14 day timeline
- President would like to see an administrative schedule in the Bylaws

Recreation and Maintenance Committee: Hank Sengelaub, Committee Chairman.

- Saved a large chunk of money by mowing lawn ourselves
- Also the tree guy never provided us with a contract, removed the tree, and we weren't charged
- \$800 for mowing in the current budget to cover expenses
- Discretionary spending: will probably only plan the top items
  - Erosion control: phase 1 is working; phase 2 is foliage/ground cover, phase 3 is steps and boxes. Bob Ellsworth started the plans for obtaining the permits and we'll need to bridge over the roots. The permit is good for 2 years. We will wait for phase 2 to determine whether we need to build the steps. In addition, safety concerns have been raised—kids riding their bikes. Wood chips are not attractive.
  - Benches
  - 2-sided sign
  - Modular climber is a big ticket item. Bob is researching to see if we can build one. A subcommittee will research purchasing. It will need to meet code and insurance requirements
  - Horseshoe pit can easily be built
  - Electrical outlet was added for functions. Research needed to determine if it is a fixed fee.
  - There is also a cherry tree near the swings that is infested with ants and is dying. Committee is getting a quote from Mike Ebersberger. Emergency funds will have to pay for the removal.

Budget Committee:

- Disagreement between Budget and Recreation Committees on the budget. The budget committee discussed the items, made changes and created a Sep 2014 version, but there was no time to present them to the recreation committee. As a community, we failed on the timeline. Reminder that proposals made at committee meetings affect other committees and the committees need to communicate with each other. Agreement reached that funds have been “allocated”. We need to work better on communications next year. TCA was reconstructed and this is our first time working through the process and trying to be organized.

Vote: Ballots received via mail to TCA P.O. box, hand-delivered and collected at the meeting counted by Timbers Secretary Sue Tant:

Ballot Question #1: Adopt the annual proposed budget for FY 01 July 2014 – 30 June 2015:

**20 Yes**  
**6 No**

Budget is approved.

Ballot Question #2: Vote to adopt the Bylaws amendment that allows the property contiguous to the recreation area to be eligible for membership in the TCA:

**28 Yes**  
**0 No**

Bylaws amendment is approved. (Yes, this number is correct. More members voted on this ballot question.)

Write-in comment: “If property was ever to be sold to a developer, the bylaws should be revised to remove this amendment.”

Ballot Question #3: Formally elect TCA Executive Board for the term beginning 01 October 2014 through 30 September 2015.

President:  
24 votes: Donna Sengelaub  
2 votes: Ivan Caplan – write-in

Secretary:  
26 votes: Sue Tant

Treasurer:  
26 votes: Beth Penn

Executive board elected: President, Donna Sengelaub; Secretary, Sue Tant; and Treasurer, Beth Penn

Meeting adjourned.