



TIMBER LAKE ESTATES  
P.O. BOX 44  
YULAN, NY 12792

Timber Lake Estates Property Owners Association

Minutes: October 18, 2008 Membership Meeting

Meeting opened at 10:00 a.m. with the Pledge of Allegiance to the flag.

President Jan TenHoeve asked if everyone had received a copy of the minutes of our June 1<sup>st</sup> meeting. Members acknowledged that they had and the minutes were passed unanimously.

President TenHoeve then introduced the annual election of Officers and Board members requesting any nominations from the nominating committee. The Committee reported that despite requests for nominations from the general membership, none had come forward. A request for nominations from the floor also yielded none.

There was a request from the floor that the present board remain. Jan replied that before this could become a proposal there would have to be a request for a waiver of the bylaws to make it possible for the secretary to continue.

A proposal was put forward to bypass the bylaws and was approved unanimously. This was followed by a proposal from the floor to elect the entire current board in one vote. The proposal passed unanimously.

Jan introduced the proposed amendments to the constitution and bylaws that had been mailed to the membership.

There was a full and lively discussion of proposal #1 which calls for a \$500 assessment from any property owner to be found in violation of paragraphs 3,6,7,8,10,11,13,20,21 or 24 of the Declaration of Reservations, Conditions and Grants (schedule A). The discussion was followed by a motion to approve proposal #1. Motion passed. 12 approved, 9 opposed.

A discussion of proposal #2 which calls for amending section 3 of the Declaration of Covenants, Conditions and Restrictions (Schedule A) followed. The amendment calls for the collection of a \$5,000 bond before commencing to clear land or build, which would be refundable following completion of construction and verification of compliance by grantor.. A motion to approve was put to a vote. Motion passed. 12 approved 10 opposed.

The Treasurer's report followed. There was some discussion of costs associated with snow removal and sanding (the largest of our annual expenditures even in a little snow year) and a request to solicit more bids. Members had suggestions of possible bidders and Jan encouraged new submissions.

The need for additional revenue in order to remain fiscally sound was announced.

The budget report made this clear. For next year, 2009, dues will be increased to \$100 per year and maintenance \$300 per lot. In 2010 dues will remain at \$100 per owner and maintenance shall go to \$400 per lot. [Please see the attached for more detail.]

A proposal to accept the budget was put forward and approved unanimously.



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In the report on roads and maintenance it was noted that the worst spots on the roads have been repaired. As to the beach area, the boats will have to be removed in order to put in gravel in the boat area. They are now on grass and it is impossible to mow the area.

There is also a plan to get stickers for boats to identify owners. At the moment there are some abandoned boats.

There was nothing new to report in the area of Security.

Pattie Capobianco reminded everyone of the Christmas party buffet on December 13<sup>th</sup>. at the Crossroads in Yulan.

The need for a web site was discussed and Jan emphasized that setting one up could be done but there was a need to maintain the site. Matt D'Agostino volunteered to do both.

Tony LaRuffa reminded everyone that although the fire trucks can get in to Timber Lake there is difficulty in people having individual locked gates and too narrow driveways. The Town of Highland is currently looking into specifications and their findings will be public soon.

Next meeting will be late May or early June. In addition to a mailed notice, meetings will be posted on line in the future.

Meeting adjourned at 11:25 a.m.

Note: Subsequent to the meeting the website has been set up.

The site can be accessed at [WWW.TIMBERLAKEESTATESNY.ORG](http://WWW.TIMBERLAKEESTATESNY.ORG).

Our thanks to Matt.