



TIMBERLINE PLACE HOMEOWNERS' ASSOCIATION ANNUAL MEETING MINUTES

Wednesday, June 30, 2021

I. Call to Order

The meeting was called to order by President Stephen Bratcher at 6:15 pm at the City of Arnold Parks Recreation Center (1696 Missouri State Road, Arnold, MO 63010). All current board members were present.

II. Review of Annual Budget & Annual Assessment

President Bratcher provided an update on the financial statements, last year's budget, and the current budget. The largest annual expense is the maintenance of the common ground. There were some additional expenses such as a main line leak repair for the sprinkler system and the replacement of common ground trees near the entrance due to some trees dying. President Bratcher explained the bid process for the landscaping contract. There was a discussion about changing the monument lighting to a more energy efficient lighting system in the future. Also, President Bratcher noted that the use of electronic correspondence for dues collection has helped to reduce administrative costs in recent years. President Bratcher read the notice about the dues increase for the current year. The dues increased from \$250.00 to \$350.00 this year to cover increased operating costs.

III. Retaining Basin Wall Repairs

There are three retaining walls on the common ground. All the retaining walls were built before the subdivision was built and they are about 20 years old. The retaining walls were supposed to have a life-span of 75 years. The original builder of the subdivision, Taylor-Morley, had not shared any records on the building of the retaining walls with the HOA. Taylor-Morley ceased business operations in 2008. In 2020, some landscaping contractors noticed the retaining basin wall (near Suson Park) had three bulges. The retaining basin wall is about 30 feet high and is about 395 feet long.

The board hired a specialized engineering firm to assess the retaining basin wall and make recommendations. The engineering firm checked with St. Louis County for records on the building of the retaining walls and there were no building records on file. President Bratcher will contact Metropolitan St. Louis Sewer District to see if they have any building records on file for the three retaining walls. The engineering report states the retaining basin wall is functioning as designed, but either repairing or replacing the wall in the future was recommended. Also, the engineering report noted the retaining basin wall is stable. President Bratcher has spoken with a few firms, and he has received general estimates to remove and replace the retaining basin wall in the range of \$350,000 to \$500,000.

President Bratcher met with our landscaping contractor, Pinnacle Landscaping, to discuss repair costs. Pinnacle Landscaping has submitted a proposal to repair the retaining basin wall for approximately \$170,000.00.

President Bratcher noted that any repair or replacement project would be very disruptive for residents who live on Evergreen Glen Drive. There are four houses near the retaining basin wall and these residents would experience the most disruption. Pinnacle Landscaping would not be able to begin work on a repair project for about a year.

The board and the residents present discussed how to pay for the project. As the retaining basin wall is near Suson Park, the group discussed asking for assistance from St. Louis County. President Bratcher is exploring whether the HOA could obtain insurance for any of the retaining walls and whether any policy would cover repairs. The



group discussed using funds in the current reserve account and the creation of a special assessment to pay for the repairs. President Bratcher also discussed the possibility of taking a loan to help with the repair financing.

IV. Board Vacancy

President Bratcher announced that Board Member Martarella's term is ending, and she has decided to not remain on the board. Per President Bratcher, only six homeowners have served on the HOA board since the community's inception. Information about the board seat vacancy will be shared on the HOA website and via an email message.

Minutes approved by the Board of Directors on.

Stephen Bratcher

Stephen Bratcher, President

Catherine Martarella

Catherine Martarella, Vice President

Rick Cruts

Rick Cruts, Secretary