



**TIMBERLINE PLACE HOMEOWNERS' ASSOCIATION
ANNUAL MEETING MINUTES**

Wednesday, May 17, 2022

I. Call to Order

The meeting was called to order by President Stephen Bratcher at 7:05 pm at the Hagemann Elementary School Cafeteria, (6401 Hagemann Road). All current board members were present, as well as approximately 25 homeowners, consisting of a quorum.

II. Review of Annual Budget & Annual Assessment

Mr. 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 the monument lighting system. Mr. Bratcher read the notice about the dues increase for the current year. The dues increased from \$350.00 to \$385.00 this year to cover increased operating costs and boost the HOA reserves.

III. Retaining Basin Wall Repairs

There are three retaining walls on the common ground. All the retaining walls were built prior to the subdivision homes being constructed, and they are approximately 20 years old. The retaining walls were supposed to have a lifespan 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, landscaping contractors noticed the largest retaining basin wall (near Suson Park) had several bulges. The retaining basin wall is about 30 feet high and is about 400 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. The engineering report states the retaining basin wall is functioning as designed, but it will be necessary to repair the top three rows to prevent the wall bulges from worsening. The engineering report noted overall the retaining basin wall is stable. A homeowner offered suggestions for contacting St. Louis County Public Works Department to follow up on gathering more information regarding the documentation of the retaining wall construction. Mr. Bratcher met with our landscaping contractor, Pinnacle Landscaping, to discuss repair costs. Pinnacle Landscaping has submitted a proposal to repair the retaining basin wall. Mr. Bratcher will reach out to more retaining wall firms to gather several more bids

Residents noted that any repair or replacement project would be very disruptive for residents, especially those who live on Evergreen Glen Drive. There are four houses near the retaining basin wall and these residents would experience the most disruption. It was agreed that constant communications would be key when the project is slated to begin and throughout the repairs. It was noted that any repairs would not be able to begin work on the project for about a year due to construction backlogs in the economy.

The board and the residents present discussed how to pay for the project. The group discussed asking for assistance from St. Louis County. Mr. Bratcher researched whether the HOA could obtain insurance for any of the retaining walls and whether any policy would cover repairs and reported there is no such insurance for failing



walls. 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 repairs.

IV. Board Vacancy

Mr. Bratcher announced that Board Member Rick Cruts' term is ending, and he has decided to not remain on the board. Per Mr. Bratcher, only six homeowners have served on the HOA board since the community's inception. Mr. Dadi Nepal, and Mr. John Corbett graciously agreed to volunteer to become HOA Board members, replacing Rick Cruts and Colleen Bratcher. They were approved unanimously by all present.

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 May 19, 2022.

Stephen Bratcher

Stephen Bratcher, President

Colleen Bratcher

Colleen Bratcher, Secretary

Rick Cruts

Rick Cruts, Vice President