

**Timberlane Homes Association, Inc.**  
**Meeting of the Board of Directors**  
**August 8, 2013**

**Meeting Called By:** Linda Caudle  
**Meeting Called To Order At:** 7:08PM  
**Meeting Purpose:** Regular Board Meeting

**Roll Call**

<b>Linda</b>	<b>Tracey</b>	<b>Chele</b>	<b>Tonja</b>	<b>Josh</b>	<b>Kristi</b>			
Present	Present	Present	Present	Arrived 7:44p	Present			

- I. **Adoption of the Agenda**
  - a. Adopted
  
- II. **Approve Consent Agenda**
  - a. Approve Meeting minutes of 7/11/2013 - Approved
  
- III. **Treasurers Report**
  - a. Over 90 days total should be considered as most likely unrecoverable.
  - b. Key takeaway – expenses exceed income.
  
- IV. **Committee Reports/Current Work Summary**
  - a. **Publicity & Recreation-meets monthly every 4<sup>th</sup> Tuesday at 7:00PM in the Timberlane clubhouse office.**
    - 1. National Night Out very well attended. More than 50, less than 100.
    - 2. Next event end of summer Rummage Sale (August 24<sup>th</sup>)
    - 3. September 15<sup>th</sup> deadline for next newsletter.
  - b. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 1<sup>st</sup> Wednesday of the month at 10:00AM in the Timberlane clubhouse office.**
    - 1. Have a process set up but we need to better confirm letter follow-up as that is hindering the process a little. Bring up at next workshop to fine tune the people side of it. Need to get to the “fining” stage.
  - c. **Audit & Nominating-meets monthly at 9:30AM in the Timberlane clubhouse office on the first Monday of each month.**
    - 1. Three down on directors. Need candidates. Need to put front page article in next newsletter.
  - d. **Maintenance & Pool-meets monthly every 3<sup>rd</sup> Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
    - 1. Ant problem at the clubhouse. Currently waiting on bringing in exterminator. They will also take care of hornets nest issue.
    - 2. Pool lights have been “sealed” even though not fixed because they are “jammed” in there and the power conduit is corroded. By sealing them we are trying to see if this stops the leaking. Aqua Quip has talked to KC Health Dept about the lights and the wader pool being closed and it would seem that we may get the waiver for no lights since we operate the pool only during daylight hours. Will need to put up safety fencing around wader and empty it to operate the main pool. There is always a possibility of getting the pool open, even if just for a week.
  
- V. **Unfinished Business**
  - a. Pool volunteers – may actually need them...even if only for a week.
  - b. Still need to be thinking about the reserve study and getting that updated. Need to discuss at workshop how do devise a plan with no real possibility of coming up with extra money.
  
- VI. **New Business**
  - a. Late Fee resolution – giving Association Manager the ability to waive late fees of equal to or less than \$100 when she is working with homeowners for payment arrangements. Also to waive late fee when homeowners

have a balance of \$50 or less.

- b. A homeowner did not receive any billing since the new board took over (approximately three years). It was identified that his address in the system was wrong.
- c. Discussion about Facebook and allowing/limiting homeowner comments/feedback. Discussed history of issue and email from City on how they handle their own Facebook page. We do have a message from a homeowner asking that a post be removed because it includes his personal address. All agreed that posting someone’s address is a violation of policy. All agreed to adding a disclaimer similar to the City’s but also including a caveat that no unauthorized personal information should be shared/made public on the page.

**Adjourn to Executive Session 7:54pm – 8:00pm**

- Discuss late fee issue for Homeowner who has not received a bill for three years.

**VII. Board Member Comments**

- a. Chele discussed the possibility of the city taking over the clubhouse facility to turn it into a Covington Community Center. There are many issues along these lines that must be discussed. The only issue on the table is if we can enter into discussions and if legally we can actually do it. Tabled to the workshop.
- b. Tonya brought up the grassy fields that were the subject of the Facebook post saying it hasn’t been mowed since then. It was brought up that it has been mowed three times this season. The landscaping issue continues to be an issue and is being addressed.

**VIII. Table of Motions**

- a. **Motion 1:** Approval of Consent Agenda

Motion by: Tracey

2<sup>nd</sup>: Chele

Linda	Tracey	Chele	Tonja	Josh	Kristi			
Yes	Yes	Yes	Yes	Absent	Yes			

- b. **Motion 2:** Approve late fee resolution.

Motion by: Kristi

2<sup>nd</sup>: Chele

Linda	Tracey	Chele	Tonja	Josh	Kristi			
Yes	Absent	Yes	Yes	Yes	Yes			

**Meeting adjourned at 8:30PM**