

TIMBERLANE HOMES ASSOCIATION, INC.
BOARD MEETING MINUTES
 July 8, 2010

Board Members	Term Expires	Assoc. Members & Visitors	
		PR	AB
1) Nancy Nieves	2013	X	
2) Trudy Schauer	2012	X	
3) Marissa Dewberry	2013	X	
4) Matthew Kroeze	2013	X	
5) Open	2011		
6) OPEN	2012		
7) OPEN	2012		
8) OPEN	2011		
9) OPEN	2011		

Office Staff:

Cindy Ramsdell X

The meeting was called to order by Nancy Nieves, President, at 7:00 p.m. Minutes of the May 13, 2010 board meeting were read. Correction to the May minutes by Nancy N. on page 2 paragraph 3, change streetlight action to include Jeanne F. and Cindy R. Matthew Kroeze made a motion to accept the minutes with correction. Trudy Schauer seconded the motion. The motion was passed unanimously by a show of hands to accept the minutes to the May 13, 2010 board meeting with corrections.

Treasurer's Report:

Matthew Kroeze read the financial report as of June 30, 2010. Attached.

Association Report: attached

Executive Session: NONE

Old Business:

Parking lot lights: Jeanne F. will work on getting the lift required to reach the lamps. Cindy R. will work on getting the lamps and a person to replace the lamps.

Basketball hoops: Matthew K. is working on obtaining supplies. Chris M. will be welding the poles in a permanent position to keep them from being vandalized once all the preparations have been completed..

Website: Marissa D. informed the board we had an official committee who would start completion of the website in the coming days. The website is currently in progress but very close to becoming finalized.

Landscaping company: Louis explained what he has been doing in the greenbelts and other common areas. One homeowner expressed concern that her area was not being cared for properly, but the majority of the people in attendance said they were very happy with the service. Marissa made the motion to continue using Louis's landscape service, Matt seconded it, vote Marissa yes, Matt yes, Trudy yes, motion passed unanimously.

Pool: Board decided to go with Hydro-Tek pools. They received their preliminary payment to begin the engineer/permit process. No further updates have been made.

+ LEAK

Open Forum - Home Owner Concerns:

Chris M. mentioned the cleanup day on Saturday.

Alex W. wanted more clarification on exactly what the board wanted for the website. The board expressed a want of a more professional informational site versus a blog or facebook type of site.

Jamie K. was inquiring about why the greenbelts by her home are not being kept up. Nancy explained all greenbelts are on the list to be maintained. If there is an area that is being overlooked please send Cindy R. a message so she can relay that information to Louis. Jamie also inquired as to why the board members are the only people who get a vote on the landscaping hiring.

Ted C. inquired if it would be possible to get an itemized budget showing exactly where the HOA money is going. Cindy agreed she would try to make the expenses clearer to read and understand. Another homeowner asked that there be an official motion recorded in the minutes to have the 2010 budget itemized.

Wendy B. inquired about the lawsuit currently in litigation.

Scott L. inquired in regards to the current lawsuit, why did the board not put a lien on the involved parties property in lieu of a costly legal battle. Board answered "The CC and R's do not allow a lien to be placed for any situations other than special assessment and non payment of dues.

Patricia L. inquired why we are not able to just drop the suit. Board answer, if we do not go forward with the litigation we will set the precedence that will allow anyone to take trees off of association property without consequences. P also wants to know why the money is being used for legal while we don't have a pool. Nancy said the repairs needing to be made were the reason for the pool not being open not the money being diverted to legal.

President Nancy N. explained why the board decided to go into litigation with a homeowner. Nancy explained a homeowner cut down an extensive amount of trees from the association property adjacent to his home without board consent. When told to stop the homeowner refused and continued to take trees out of the greenbelt. The board then tried to negotiate a fair restitution with the homeowner. The board and homeowner agreed on a \$6000.00 fine and at the last minute the homeowner refused to pay the fine.

~~HOUSE~~

The board voted to appoint more members. A secret ballot was tallied by Scott and Leann. The new board members are Sandy A., David M., Jeanne F., Bryan L. and Chris M.

Meeting adjourned at 8:04pm