

**TIMBERLANE HOMES ASSOCIATION, INC.  
BOARD MEETING MINUTES  
August 12, 2010**

| <b>Board Members</b> | <b>Term Expires</b> | <b>Assoc. Members &amp; Visitors</b> |           |
|----------------------|---------------------|--------------------------------------|-----------|
|                      |                     | <b>PR</b>                            | <b>AB</b> |
| 1) Nancy Nieves      | 2013                | X                                    |           |
| 2) Trudy Schauer     | 2012                | X                                    |           |
| 3) Marissa Dewberry  | 2013                | X                                    |           |
| 4) Matthew Kroeze    | 2013                |                                      | X         |
| 5) David B.          | 2011                |                                      | X         |
| 6) Bryan Lackey      | 2012                | X                                    |           |
| 7) Chris McClain     | 2012                |                                      | X         |
| 8) Jeanne Fox        | 2011                |                                      | X         |
| 9) Sandy A.          | 2011                | X                                    |           |
| <b>Office Staff:</b> |                     |                                      |           |
| Cindy Ramsdell       |                     | X                                    |           |

The meeting was called to order by Nancy Nieves, President, at 7:02 p.m. Minutes of the July 08, 2010 board meeting were read. Correction to the July minutes by Patricia L. on page 2 paragraph 1, remove board voting section as a misprint. Marissa D. made a motion to accept the minutes with correction. Sandy A. seconded the motion. The motion was passed unanimously by a show of hands to accept the minutes to the July 8, 2010 board meeting with corrections.

**Treasurer's Report:**

Marissa Dewberry read the financial report as of June 30, 2010. See agenda.

**Association Report:** attached. The electrician that is currently working on our clubhouse light posts gave a brief explanation on the replacement plan. There is currently a leak in our pool. Board voted to go with our current pool company to repair this due to the emergency of the situation. Cindy explained why she acted and took down signs put on a homeowners property.

Nancy made a motion to move Open Forum to the bottom of the agenda. Sandy A. seconded the motion. Motion passed unanimously. Marissa made a motion to go to Executive session, Bryan seconded. Board moved to executive session.

**Executive Session:** Board discussed obtaining new legal counsel. Board made a motion to consult specialized counsel on as needed basis until we are able to interview more candidates and make a final decision. Marissa, Yes, Sandy, Yes, Bryan, yes, and Trudy, yes. Motion passed.

**Old Business:**

An e-mail vote was done by the board on July 28, 2010, whether or not to offer a settlement in the current litigation we are in. The board approved offering a settlement.

Basketball hoops: Matthew K. and Chris M. are tasked with the basketball hoops. They are both absent and we have no update at this time.

Website: Website has been completed. Board voted to obtain a website service for \$15.00 per year, and use the site that was completed by Tracey Thompson. Marissa, yes, Bryan, yes, Trudy, yes, and Sandy, yes. Board approved website service and completed site.

Pool: We are currently waiting on the permit process and Hydro-Tek to complete the work on the pool. Dean from Hydro-Tek is still evaluating whether we will have to drain the pool for the repairs or not.

Budget- Cindy presented a general breakdown that listed some of the items that go into the different categories of our budget. After discussion with the homeowners Cindy agreed to do a further breakdown of the budget and expenses. This item should be available and the next board meeting.

Marissa D. discussed trying to hold one final event for the rec committee on Sep 11, to coincide with City of Covington cleanup day.

Jamie K. asked to be added to the publicity committee. Tonja H. also expressed wanting to be on the complaint committee.

#### **Open Forum - Home Owner Concerns:**

Brandon D. and Mark B. presented their demand for a special meeting. The board said they would consult with legal counsel to determine how to proceed with the demand.

Tracey T. asked if the board could explain the employee mileage program. Nancy said that the board had Cindy clock her miles for 2 months, and it worked out to be less money by giving her a flat fee than a \$0.55 per mile fee. Nancy said the board would revisit the mileage.

Alex W. asked for some clarification as to Cindy's job description. Cindy agreed to write up a description for everyone. Alex also mentioned he would like to see more cohesion between the board. Nancy explained that this was our first meeting with the whole board.

Ted C. presented a letter stating that he believed we were out of compliance with our record viewing procedures. Ted asked that the board adopt new policies. Nancy stated we would table that and discuss it at a workshop.

Wendy B. asked if we could work on getting all checks from our bank account added to the records. Marissa D. and Sandy A. volunteered to supervise any record viewing.

Patricia L. would like to see the treasures report become more detailed. She would also like to see us rewrite our contracts to include a liability clause, and back up all of our records on a hard drive.

**Meeting adjourned at 8:50pm**