

Timberlane Homeowners Association, Inc.
Meeting of the Board of Directors
Tuesday, November 23, 2010

Meeting Called By: Bryan Lackey, and Marissa Dewberry
Meeting Called To Order At: 7:07 p.m.
Meeting Purpose: Filling All Vacant Board of Directors Positions

Motion: Bryan Lackey motions to make himself President Pro-tem and Marissa Dewberry Secretary Pro-tem.
2nd: Marissa Dewberry
Motion passes.

Bryan asked all the homeowners interested in filling a vacant board position to come forward for the interview process and homeowner questions. Homeowners interested: Jamie Khoemstedt, Tracey Thompson, Sam Hamilton, Tracey Nichols, Mark Bews, Gerry Daus, Chele Dimmett, Tonja Hummell, Wendy Brooks, David Jackson, Ted Cooke, John Spence, Dave Boyovich, and June Murff.

The following three questions were asked of each board member.

- What would you like to see changed?
- What is your skill set?
- What were your goals?

Question and Answer Session

1. Jamie Khoemstedt: Wants a better community for her family. Seeking financial clarity, create a safe environment. She has customer service skills, very involved with recreation community. Communication is number one.
2. Tracey Thompson: Her priorities are communication between homeowners and board members, the park and pool, thinks community activities in the clubhouse (such as tutoring) are important. She has no relationship with former or prior board members.
3. Sam Hamilton: She has lived in the HOA since 1998, she has a finance background and if she wasn't chosen for a board position she may serve on a committee. Her priorities would be pool open, customer service, financial clarity. She has experience creating policies and procedures and she follows through.
4. Tracey Nichols: She has lived in the community for 16 months and has sales and marketing experience management experience. She is seeking clear finances, real accounting practices. She is concerned and interested in involving government agencies (local, state, federal?) for improving and cleaning our neighborhood. She has already made a contact regarding this idea. She is interested in extending grace and working with homeowners to 'work' off their late fees, and past due accounts. She would be willing to serve on the architectural committee.
5. Mark Bews: He has lived in the community for 16 years, and is passionate about seeking change. He poured hours and \$\$\$ into bringing the specially called meeting to fruition. He believes he can get along with anyone on the board.
6. Gerry Daus: He has lived in Timberlane for 19 years and owns multiple properties. He is the General Manager of Applebee's, and with his management experience he knows how to make tough decisions. His priorities are ethics, financial responsibility, better management and personnel.
7. Chele Dimmett: Chele was a former board member and has served on the City Commission, she is an HR Director. Accountability for the board, update our documents, hire a third party vendor, a welcome committee, and publicity/nominating committees.
8. Tonja Hummell: She has a MBA and has been a treasurer for a not for profit. She would like to institute a business plan and a mission statement. Polling of the homeowners and address concerns based on homeowners concerns. She managed a small property, payment plans should be explored/result driven.
9. Wendy Brooks: Started the financial investigation, is really passionate about the community. She wants to see a reserve account, our accounting practices need to be updated. She has pool experience. She sees proper management of our finances as key to a successful HOA
10. David Jackson: Raised his kids and is now raising his grandkids here. Used to clean the greenbelts and has a long history in Timberlane. He thinks he can get along with everyone and would put the clubhouse first.
11. Ted Cooke: Microsoft employee got interested because of the lawsuit and has been studying the RCW's, CCR's, and By-Laws, and wants to see the HOA adhere them. He wants financial transparency and has project management skills. Wants due process for assessments followed. He has a reasonable expectation of code enforcement likes maintenance committee.
12. John Spence: Four years in the community and wants a board that gives honest answers. He has only attended one meeting. He has 35 years in retail managing, experience in dealing with angry consumers and can handle employees. "I don't fire employees, they fire themselves." Has budget, hiring experience, and wants to see everything changed.
13. David Boyovich: Been in the community for 11 years and is an internal auditor for a large company. He was drawn to the Covington Community and believes it has a lot to offer and wants to see Timberlane follow suit. He is an organizer, and is systematic, he is a goal oriented. He is a good resource finder.

Bryan Lackey instructs the audience regarding filling the positions for the board, and that it is done by the two remaining board members the homeowners are polled by secret ballot

Motion: Bryan Lackey motions to go into Executive Session at 9:35
2nd: Marissa Dewberry
Motion passes.

The board returns from Executive session and Bryan Lackey announces the new board members as:
Ted Cooke, Wendy Brooks, and (Marissa Dewberry) for 2013 terms
Tracey Nichols, Tracey Thompson, Chele Dimmett for 2012 terms

Gerry Daus, David Boyovich, and (Bryan Lackey) for 2011 terms.

Bryan Lackey called the new board forward to handle filling executive positions.

Motion: Bryan Lackey made a motion to remove Matthew Kroeze as the treasurer.

2nd: Marissa Dewberry.

Bryan L	David B	Wendy B	Marissa D	Chele D	Tracey T	Tracey N	Gerry D	Ted C
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion: Chele Dimmett motions to name Bryan Lackey as President.

2nd: Gerry Daus

Motion: Wendy Brooks motions to name David Boyovich as President.

2nd: Chele Dimmett

Show of hands in favor of Bryan 4-3

Motion: Wendy Brooks motions to name David Boyovich as Vice-President.

2nd: Tracey Nichols

Motion passes

Motion: Marissa Dewberry motions for Wendy Brooks to be Secretary.

2nd: David Boyovich

Motion passes

Motion: Marissa Dewberry motions for Tracey Nichols to become Treasurer.

2nd: Chele Dimmett

Tracey Nichols declines.

Discussion to use a non-board member as Treasurer. Tonja Hummel was called via speaker-phone discussion.

Motion: Ted Cooke motions for Tonja Hummel as Treasurer

2nd: Tracey Nichols

Motion passes.

Discussion to remove all previous signers and safety deposit access and add Bryan Lackey, David Boyovich, and Tonja Hummel.

Motion: Marissa Dewberry motions to remove all previous signers and safety deposit access and then add Bryan Lackey, David Boyovich and Tonja Hummell

2nd: Tracey Nichols

Bryan L	David B	Wendy B	Marissa D	Chele D	Tracey T	Tracey N	Gerry D	Ted C
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Passes.

Discussion regarding follow up with Dennis Box and official press statements from the Board of Directors. Wendy Brooks mentions that she has been working with Dennis Box since June and made a statement regarding the special meeting prior to being elected a board member, and will not make any further statements.

Motion: David Boyovich made a motion to allow Bryan Lackey to give a fact -based statement to Dennis Box from the Covington/Maple Valley Reporter.

2nd: Tracey Nichols

Motion passes.

Motion: Ted Cooke motions to remove Jim Hitchcock as the registered agent with the SOS and assign Wendy Brooks

2nd: Tracey Thompson

Motion passes.

Bryan calls a Special Meeting of the Board for Monday, November 29th at 7:00 pm.

Meeting Adjourned at 10:55