

Timberlane Homes Association, Inc.

Meeting of the Board of Directors

September 8, 2011

Meeting Called By: **Bryan Lackey**
 Meeting Called To Order At: **7:03PM**
 Meeting Purpose: **Regular Board Meeting**

Roll Call

Bryan	David	Sam	Tonja	Chele	Tracey	Linda		
Present	Present	Present	Present	Present	Present	Present		

I. Adoption of the Agenda

- a. All approve.

II. Discussion of keeping line of credit open: It was agreed to keep the line of credit in case it is needed for upcoming expenditures such as mailboxes. The cost per year is minimal compared to trying to reapply later at today's tight market.

III. Guest Speaker: Mayor Pro Tem Wagner stated that there will be a 1 year moratorium to study medicinal marijuana. He then introduced the Covington City Manager – Derek Mathesen. Mr. Mathesen discussed the following:

- a. Speaking with Chamber of Commerce regarding struggling economy
- b. City is placing heavy emphasis on strengthening old/new partnerships
- c. Working with Black Diamond and Maple Valley for shared building officials and shared public works/maintenance.
- d. City subletting with King County Sherriff who are relocating to Sammamish City Hall and Covington City Hall
- e. Joint meetings are being held with utilities – Soos Creek and Covington Water Districts to find ways to work together on future expansions.
- f. Partnering with residents to educate
- g. Richard Hart was promoted in the spring and Ross Junkin was just promoted.
- h. Cost saving measures are being introduced by the city. These include : employee salaries, reducing expenditures for medical, retirement and payroll.
- i. A new jail services contract is being written with the new facility being built in Des Moines
- j. There is a new city website
- k. Pet licensing services are now available
- l. The Aquatic Center is paid for by users (70%) and residents (30%)
- m. Multicare is building a 24/7 emergency services building in Covington
- n. New businesses in Covington include Airstream, Big Lots and Big 5. There is very little vacant commercial space in Covington.
- o. City is now allowed to rehire some previously laid off staff now that the new businesses are coming
- p. 65% of the park plan next to Tahoma High School is completed
- q. Sign code enforcement is including weekends now.

IV. Open Forum

V. Correction/Adoption Board Meeting Minutes

- a. Tabled until next month due to recording malfunction. All approve.

VI. Committee Reports/Current Work Summary

- a. **Audit & Nominating-meets monthly at 7:00PM in the Timberlane clubhouse office on the Monday prior to the Board meeting (held on the 2nd Thursday of every month).**
 - 1. Reviewed P&L Budget vs. Actual
 - 2. 2 Board positions open
- b. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 1st Wednesday of the month at 10:00AM in the Timberlane clubhouse office.**
 - 1. Discussion in regards to insurance for volunteers working on cleaning up abandon homes. A contract between the volunteer and the HOA will need to be signed prior to work being done.
- c. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 - 1. Electrical for the clubhouse is complete
 - 2. Roof leak has been temporarily fixed.

3. Still waiting for information from the pool inspection
4. Contract was reviewed for GRCC to help with the trees.

d. Publicity & Recreation-meets monthly every 4th Tuesday at 7:00PM in the Timberlane clubhouse office.

1. There will be a Halloween Party (not a dance) on October 29th
2. The Christmas Bazaar will be held the weekend before Thanksgiving (November 19th & 20th). They will have a Sounders player, a donation of Fan Gear and a Santa Party
3. Signage – working with the city regarding our A-Board signs.

VII. Executive Session: 8:56 – 10:05

Board dismissed themselves to speak with the two interested parties privately because the board had some very direct personal questions to ask each person and wanted them to answer without possible concern from answering the questions in an open forum. They then had a secret ballot to vote.

The homeowners were informed of this after the interviews and told they are more than welcome to ask the individuals what we asked along with how they responded. The Board indicated they would not disclose the questions or answers as a form of respect to the individuals privacy.

George Pearson - Yes
 Ted Cooke – No

Reviewed the final documents on Cindy Ramsdell

VIII. Director Comments

- a. 2 used uninterruptable power supplies were approved for purchase @ \$25.00 each.
- b. Karla (City of Covington) donating 5 gallons of tan paint for graffiti!
- c. David to send Angela an email to send statements out on 9/15 and change due date to first of month.
- d. The question was asked regarding starting the 2012 budget process. Expenses/wishlists are due at next workshop. Need a cost for pool inspection repairs and an estimate for trees.
- e. The priorities list that Bryan sent needs to be discussed at the next workshop
- f. Any reimbursements related to a complaint or an abandon house needs to go through ACPC. They need all receipts for charging the homeowners.
- g. One of the hall rentals had left 8 helium balloons, tape on the walls from decorating, notations and comments had been made regarding children on the pool deck, dumpsters were left unlocked, windows were left unlocked and Garbage was found on the pool deck.

IX. Table of Motions

- a. Motion 1:** Adoption Accept Tree Agreement (less typo) & pending approval from GRCC

Motion by: Chele
 2nd: Bryan

Bryan	David	Sam	Tonja	Chele	Tracey	Linda		
Y	Y	Y	Y	Y	Y	Y		

- b. Motion 2:** Motion to withhold \$150.00 from deposit for evening rental on 8/13/11 due to trash & decorations left behind

Motion by: Tracey

Bryan	David	Sam	Tonja	Chele	Tracey	Linda		
Y	Y	Y	Y	Y	Y	Y		

2nd: Linda

Meeting adjourned at 10:05 PM