

**Timberlane Homes Association, Inc.**  
**Meeting of the Board of Directors**  
**October 13, 2011**

**Meeting Called By:** Bryan Lackey  
**Meeting Called To Order At:** 7:02PM  
**Meeting Purpose:** Regular Board Meeting

**Roll Call**

<b>Bryan</b>	<b>David</b>	<b>George</b>	<b>Tonja</b>	<b>Chele</b>	<b>Tracey</b>	<b>Linda</b>		
Present	Absent	Present	Present	Present	Present	Present		

- I. **Adoption of the Agenda**
  - a. All approve.
  
- II. **Open Forum:**
  - a. **Noted that Sam Hamilton has resigned from the board due to personal issues.**
  - b. **Hire a pool and maintenance person within 45 days.**
  - c. **Questions regarding neighbors dumping garbage and gang related issues.**
  - d. **Policy should be written to Send any tentatively accepted contracts through attorney**
  
- III.
- IV. **Correction/Adoption Board Meeting Minutes**
  - a. Postpone and put draft on web site. Vote 3 sets at next meeting
  
- V. **Treasures Report**
  - a. Setting limits on AAS time to 10 hours per week - \$2,000 per month
  - b. ADT costs might be too high. Getting bids for newer system. Skyline Security was recommended.
- 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 2<sup>nd</sup> Thursday of every month).**
    - 1. 2 Board positions open
    - 2. Working on 2012 budget will be ready for workshop
    - 3. Profit and Loss Report was handed out
    - 4. Reviewed the final documents on Cindy Ramsdell
  - 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. Letters are going out. Getting good response from homeowners.
    - 2. Approx. 150 complaints open and approx. 100 closed
  - c. **Maintenance & Pool-meets monthly every 3<sup>rd</sup> Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
    - 1. Camera's still need to be installed
    - 2. Need maintenance person
    - 3. Need garbage cans for playground
    - 4. Potholes need to be resurfaced. Too many/deep to patch
    - 5. Trees were being cut down by a kid.
    - 6. Quarterly recycle event was a success
    - 7. Monthly Greenbelt clean – up is underway
    - 8. Contract with Cloudy Skies is signed
    - 9. Working on emergency exits
    - 10. Electricians coming tomorrow to fix outside lighting
    - 11. Pool needs repair
    - 12. Need to contact a pool person
    - 13. Contract for GRCC is signed
    - 14. Wendy has 55 gallon drums to donate as garbage cans

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

1. There will be a Halloween Party (not a dance) on October 29<sup>th</sup> need volunteers
2. Offering community service hours for teens for Jr. Project
3. Holiday Bazaar on Nov. 19<sup>th</sup> & 20<sup>th</sup>.
4. Santa pictures are Dec. 3<sup>rd</sup> \$3.00 for CD of pictures

**VII. Open Board Positions:** Interested parties

Eric Benson  
 Greg Galbreth – wants to hold until attends a couple of meetings.

**VIII. Director Comments**

- a. none

**IX. Table of Motions**

- a. **Motion 1:** Postpone voting on August & September minutes until next meeting but post draft on web

Motion by: Tracey  
 2<sup>nd</sup>: Chele

Bryan	David	George	Tonja	Chele	Tracey	Linda		
Y	A	Y	Y	Y	Y	Y		

- b. **Motion 2:** Amending Policy 45 to read: When resolving a complaint results in expense to the Association, the responsible homeowner will be billed all costs associated with resolution of the violation, including labor, plus 20% administrative fee. The labor cost will be not less than the per hour rate charged by a temporary labor service, for all hours worked at a project site, be it hired out or donated to the Association by a volunteer.

Motion by: Bryan  
 2<sup>nd</sup>: Tracey

Bryan	David	George	Tonja	Chele	Tracey	Linda		
Y	A	Y	Y	Y	Y	Y		

- a. **Motion 3:** Change verbiage in policy 45 to remove donate to volunteer & have attorney review & accept tentatively

Motion by: Bryan  
 2<sup>nd</sup>: Linda

Bryan	David	George	Tonja	Chele	Tracey	Linda		
Y	A	Y	Y	Y	Y	Y		

- a. **Motion 4:** Amending Rental contract damage fee from \$150 to 50% for homeowners

Motion by: Tracey  
 2<sup>nd</sup>:

Bryan	David	George	Tonja	Chele	Tracey	Linda		
Y	A	Y	Y	Y	Y	Y		

**Open item for next month:** Policy to make all contracts reviewed by attorney prior to execution

**Management Company Open Forum**

Chele reviewed background on looking at management companies.

Tracey is apposed to EMB due to price issues. On line research appeared to be a 1 star rating. She presented all her research, reviewed her concerns over the Windermere contract. Chele will ask additional questions to the property management groups.

**Meeting adjourned at 10:05 PM**