

**Timberlane Homes Association, Inc.**  
**Meeting of the Board of Directors**  
**December 8, 2011**

**Meeting Called By:** Bryan Lackey  
**Meeting Called To Order At:** 7:07PM  
**Meeting Purpose:** Regular Board Meeting

**Roll Call**

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

- I. **Adoption of the Agenda**
  - a. Noted there is not quorum
  
- II. **Guest Speaker**
  - a. Paula Kaiser from GRCC was to give an update, but was not able to attend the meeting
  
- III. **Open Forum – (discussion only – no voting items due to no quorum)**
  - a. Discussion on Windermere Property Management and what they will do for us.
  - b. Discussion on dues increase by 74 cents using the Consumer Price Index. Also the work on doing a reserve study for 2013 budget and the 5 year plan.
  
- IV. **Approve Consent Agenda**
  - a. Approval of meeting minutes (no quorum to vote on this topic – removed from consent agenda).
  - b. Approval of hiring Auditor per final acceptance email.
  - c. Approval of hiring Pool Maintenance person as per final acceptance email
  
- V. **Treasures Report**
  - a. Treasurer not in attendance
  
- VI. **Committee Reports/Current Work Summary**
  - a. **Publicity & Recreation-meets monthly every 4<sup>th</sup> Tuesday at 7:00PM in the Timberlane clubhouse office.**
    - 1. Holiday party went well
    - 2. Working on the 2012 1<sup>st</sup> quarter newsletter
  - 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. 2 new complaints since last meeting. Both dealing with greenbelts. Passed to Maintenance for review
  - c. **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. Currently working on the 2010 Audit
    - 2. Working in the office as our office person has resigned. Trying to get things ready for Windermere to take over.
  - d. **Maintenance & Pool-meets monthly every 3<sup>rd</sup> Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
    - 1. Large map of drains laminated & on wall in office. City will work with us on our drain issues. George going out on Dec. 9<sup>th</sup> with the city to search for drains.
    - 2. City is working on ditch (creek) in Div. 5 to clean out the drain.
    - 3. Emergency exit signs are replaced (per code). Also will get a rebate from PSE with these new signs.
    - 4. Has received bid for the fire doors (per code)
    - 5. Need to have an electrician in to put dusk to dawn light switch for pool exterior lights.
    - 6. Jennifer Ben has been hired to maintain the pool.
    - 7. We need to have an engineer out to look at the wading pool.

**VII. Unfinished Business from Last Meeting:**

- a. Hiring of Code Enforcement Officer – will wait until after Windermere takes over, so we can see what other duties we can have this person perform. Could also have them handle the clubhouse rentals.

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

- a. No volunteers present

**IX. Director Comments**

- a. none

**X. Follow Up Discussion Items:**

- a. A Mr. Beltran was concerned about greenbelt trees blowing leaves in to his yard. He also asked if we could change the meetings to Fridays.

**Meeting adjourned at 8:36 PM**