

Timberlane Homes Association, Inc.
Annual Homeowners meeting
November 10, 2020

Meeting Called By: Linda Caudle
Meeting Called to Order At: 7:00PM
Meeting Purpose: Annual Meeting of Owners

Roll Call

Linda	Susan	Chele	Gloria	Dorian	Vacant	Vacant	Vacant	Vacant	Irene
Present	Present	Present	Present	Present					Present

- I. **Present Proof of Notice of Meeting**
- II. **Quorum Confirmation - 11 in person or 11 by proxy, Quorum not present**
- III. **Board Member Introduction/Roll Call**
- IV. **Adoption of the Agenda**
 - a. No quorum present to adopt. Unofficial meeting continued.
- V. **Approval of Prior Year Annual Meeting Minutes (Unavailable/No Quorum)**
- VI. **Election of 4 Board Members**
 - a. No Quorum. No interested parties raised their hands. Encouraged all participants to consider joining the board and gave instructions. Email audit@timberlanehoa.org with a letter of interest. Each candidate is asked to attend three meetings as per policy, and to get to know the demand/requirements of being a volunteer Director, to be appointed.
- VII. **Committee Reports/Annual Accomplishments**
 - a. **Audit & Nominating-meets as needed, not open to the public due to the sensitive nature of the documents they review.**
 - 1. Review of the January Thru September 2020 Financials
 - Total Income was under the projected by \$14,496.09. However \$50,000 was transferred to reserves. So, in actual numbers we received \$35,503.91 more than projected. That would also include the \$30,000 received from insurance for the burst pipes in the women’s locker room.
 - Maintenance was under budget by \$14,942.08
 - Audit was under budget by \$32,691.43
 - Compliance Committee was under budget by \$299.97
 - Pub and Rec Committee was under budget by \$1,614.90
 - 2. No new names were submitted for board positions.
 - b. **Publicity & Recreation-meets monthly every 2nd Tuesday at 5:30PM in the Timberlane clubhouse office.**
 - 1. Had 4 rentals before Covid shut down, had to cancel ten.
 - 2. All we have been able to achieve as a committee is the quarterly newsletter.
 - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 4th Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 - 1. The pandemic put our activities on hold starting in April and we only recently began responding to issues and complaints with letters and fines.
 - 2. On average we send approximately 35-50 letters per month based on community walk throughs and resident complaints
 - d. **Maintenance & Pool-meets as needed.**
 - 1. Pipes burst in Women’s locker room at the pool. And back flow test failed in the pool. We did receive some money from insurance for repairs to the women’s locker room, but other damage was found when walls were torn out. We received bids, but are waiting until Covid numbers change, as requirements for work to be done, has it that a Covid Supervisor must be on site if there are more than 7 people. That

supervisor bid is \$350 per hour. This adds quite a bit to the bid. Since pool couldn't be opened anyway, we have decided to wait on repairs for both the locker room and the back-flow issue.

2. Met with a couple of companies to see if there is anything that can be done regarding the cul-de-sac flooding, without repaving every road. Also, had talks with the city to help us with finding folks to help us. We will continue to work this plan and will hopefully get some relief from flooding.
3. We purchased some new cameras for the outside of the clubhouse to help with vandalism. However, 2 of the cameras have been stolen. We will need to look in to having a hard-wired system, which is much more expensive.
4. We have had several dead or diseased trees removed.
5. Our landscapers continue on the schedule we provided. I have not heard complaints since our meeting to re-evaluate the areas needed to be done.
6. We have taken care of the removal of several pieces of furniture and such that folks are dumping in the greenbelts. We do have to pay to have someone take to the dump, and hope for a homeowner to help us with their truck. If nobody can help, a truck will also need to be rented. Please be responsible homeowners and get rid of your own furniture. You are making everyone else pay for it, as this comes out of everyone's dues.

VIII. New Business:

- a. Presentation of 2021 Budget & Reserve Discussion
 - i. No Discussion

Meeting adjourned at 7:25PM

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
November 10, 2020

Meeting Called By: Linda Caudle
Meeting Called to Order At: 7:26PM
Meeting Purpose: Regular Board Meeting (meets the 2nd Tuesday of each month)

Roll Call

Linda	Susan	Chele	Gloria	Dorian	Vacant	Vacant	Vacant	Vacant	Irene
Present	Present	Present	Present	Present					Present

I. Approve Consent Agenda

- a. Approve Meeting minutes of October 13, 2020
- b. Ratify email vote to cancel the hot water heater lease.
- c. Aqua Quip to repair pool filter in the \$340.75
- d. Approve expense of new printer for the office \$425.68

II. Designate Officers

- a. President: Linda Caudle
- b. Vice President: Susan Pearson
- c. Secretary: Chele Dimmett
- d. Treasurer: Linda Caudle

Linda	Chele	Susan	Gloria	Dorian				
Yes	Yes	Yes	Yes	Yes				

I. Table of Motions

Motion 1: Approval of Consent Agenda
 Motion by: Chele

Linda	Chele	Susan	Gloria	Dorian				
Yes	Yes	Yes	Yes	Yes				

Meeting Adjourned at 7:35pm