

Timberlane Homes Association, Inc.
Annual Meeting of the Members
November 13, 2018

Open Forum: Discussion about Reserve Study

Meeting Called By: Susan Pearson
Meeting Called To Order At: 7:14PM
Meeting Purpose: Annual Membership Meeting

- A) Present Proof of Notice of Meeting: Presented by Melissa Schneider
- B) Quorum Confirmation: 9 in person and 18 by proxy = Total 27 – Quorum not present (need 92)

UNOFFICIAL Meeting Minutes

Due to the lack of quorum, the members present decided to continue with an unofficial meeting.

Roll Call

Linda	Susan	Chele	Pat	Gerald	Gloria	Jenni	Vacant	Vacant	Melissa
Absent	Present	Present	Present	Absent	Present	Present			Present

- I. **Adoption of the Agenda**
 - a. Adopted

- II. **Presentation of Volunteer of the Year Award**
 - a. Volunteer of the Year – Callie Nordell
Callie has been heavily involved in trying to improve communication and get residents engaged in community and HOA business. As a result many people have come out to help her make the community better. She lead a community clean up and proactively organized people to fill a roll off of community trash. She is incredibly appreciated and considered an asset to our community!

- III. **Approve/Review Annual meeting minutes from 2011, 12/13/2012, 11/14/2013, 11/13/2014, 11/12/2015, 11/10, 2016, 11/9/2017**
 - a. Quorum not present – acting in unofficial capacity

- IV. **Election of five Board Members**
 - a. Floor opened for nominations

- V. **Election Process**
 - a. Nominees presented approved. Gretchen Fincher appointed to the board and will be confirmed active at the December meeting.

- VI. **Report of Committee Accomplishments**
 - a. **Audit & Nominating-meets as needed, not open to the public due to the sensitive nature of the documents they review.**
 - 1. Nothing to report
 - b. **Publicity & Recreation-meets monthly every 2nd Tuesday at 5:30PM in the Timberlane clubhouse office.**
 - 1. Over the past year facilitated 30 rentals including the one coming up
 - 2. Run four events; Easter, National Night Out, Halloween and the Holiday Bazaar. The Bazaar brought in \$366 to help offset costs for future events. Planning a Truck or Treat event for next year.
 - 3. Published four news letters.
 - 4. Maintained A Frame signs around the community

- c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 4th Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 - 1. This year has been a lot more difficult due to the transition of m. We hope to have some resolution soon so we can get back into the process of enforcing community rules.
 - 2. We have worked harder on the encroachment issue and continue to identify ways to protect the many acres of greenbelt that belong to all of us collectively.
- d. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 - 1. Sidewalks around the building have been completed
 - 2. The pool pump was replaced after a few weeks of the pool being open
 - 3. New benches and picnic tables have been installed in the playground area
 - 4. Tree issues have been reviewed and resolved
 - 5. Still working with landscapers to get all areas on the proper schedules

VII. New Business

- a. 2019 Budget Presented to members present. Discussion held about collection activities for non payers.

Annual Meeting adjourned at 8:08p – Special November board meeting held immediately following

Meeting of the Board of Directors November 13, 2018

Meeting Called By: Susan Pearson
Meeting Called To Order At: 8.06PM
Meeting Purpose: Regular Board Meeting (meets the 2nd Tuesday of each month)

Roll Call

Linda	Susan	Chele	Pat	Gerald	Gloria	Jenni	Vacant	Vacant	Melissa
Absent	Present	Present	Present	Absent	Present	Present			Present

VIII. Approve Last Meeting Minutes

- a. Approve Meeting minutes of October 9, 2018

IX. Officers elected

President: Linda Caudle
Vice President: Susan Pearson
Treasurer: Linda Caudle
Secretary: Chele Dimmett

X. Table of Motions

Motion 1: Approval of Meeting Minutes

Motion by: Jenni

2nd: Gloria

Linda	Chele	Susan	Pat	Gerald	Gloria	Jenni		
Absent	Yes	Yes	Yes	Absent	Yes	Yes		

Meeting adjourned at 8:19PM