

Timberlane Homes Association, Inc.

Annual Meeting of the Board of Directors

November 9, 2017

Meeting Called By: Linda Caudle
Meeting Called To Order At: 7:02PM
Meeting Purpose: Annual Membership Meeting

- A) **Present Proof of Notice of Meeting: Presented by Linda Caudle**
- B) **Quorum Confirmation: 17 in person and 14 by proxy = Total 31 – 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	Tracey	Chele	Susan	Pat	Gerald			Windermere
Present	Present	Present	Present	Present	Present			Present

- I. **Adoption of the Agenda**
 - a. Adopted
- II. **Presentation of Volunteer of the Year Award**
 - a. Volunteer of the Year – Lisa Shaw with Mountain Vineyard Christian Fellowship
- III. **Approve/Review Annual meeting minutes from 2011, 12/13/2012, 11/14/2013, 11/13/2014, 11/12/2015, 11/10, 2016**
 - a. Quorum not present – acting in unofficial capacity
- IV. **Election of 4 Board Members**
 - a. Floor opened for nominations
- V. **Election Process**
 - a. Nominees presented approved.
- 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. YTD 2017 Income is currently \$44,175.96 higher than budgeted
 - 2. YTD 2017 Expense is currently \$23,531.79 Higher than budgeted
 - 3. YTD Difference is \$20,644.17
 - 4. YTD 2017 Reserve Contribution has been \$8,166.70
 - 5. We have had 1 new director added to the board
 - b. **Publicity & Recreation-meets monthly every 2nd Thursday at 5:30PM in the Timberlane clubhouse office.**
 - 1. This past years Easter Egg hunt was successful with more than 150 candy crazed kids. Volunteers stuffed and hid over 3,500 eggs.
 - 2. Had a great National Night Out, with representation from the police department, city council, and legislative representatives all in attendance.
 - 3. Halloween was very successful with at least 150 of kids in attendance.
 - 4. Last week was the holiday bazaar with Santa pictures, a raffle and 30 different vendors. The proceeds of about \$700 will support next year’s events.
 - 5. Supported 27 rentals.
 - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**

1. Protected greenbelts and drainage systems with the installation of 169 boulders in 100 easements to greenbelts, paid for through revenue generated by policy compliance fines.
 2. Original verification and repeat visits to sites where policy compliance issues were reported resulting in 24-57 letters per month.
 3. Verified property lines for new fences and inventoried all greenbelts.
- d. Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
1. Sidewalks and concrete mound in front of the clubhouse have all been repaired or replaced due to safety issues.
 2. The pool was successfully opened this season
 3. Repairs have been done in the clubhouse due to prior leaking of roof and break ins.
 4. Tree issues have been reviewed and resolved
 5. Landscaping company has been given updated schedules
 6. New deterrent fencing has been installed around the pool
 7. New toilets, sinks and faucets were installed in the clubhouse
 8. Replaced non-functioning water fountain with sink
 9. Cul-de-sac drains have been cleaned on schedule
 10. Back Flow repairs on pool system have been completed
 11. Parking lot lights have been repaired

VII. New Business

- a. 2018 Budget Presentation
- b. Winner of Gift Card for participating, Ryan Snyder, lot 1-226

Annual Meeting adjourned at 7:57p – Special November board meeting held immediately following

**Timberlane Homes Association, Inc.
Meeting of the Board of Directors
November 9, 2017**

Meeting Called By: Linda Caudle
Meeting Called To Order At: 8:12 PM
Meeting Purpose: Regular Board Meeting (meets the 2nd Thursday of each month)

Roll Call

Linda	Tracey	Chele	Susan	Pat	Gerald	Vacant	Vacant	Vacant	Windermere
Present	Present	Present	Present	Present	Present				Present

Officers elected

President: Linda Caudle
Vice President: Tracey Thompson
Treasurer: Linda Caudle
Secretary: Chele Dimmett

Meeting adjourned at 8:15PM