

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
October 12, 2017

Open Forum: Discussion about new block watch effort.
Discussion regarding greenbelt trees.

Meeting Called By: Linda Caudle
Meeting Called To Order At: 7:49 PM
Meeting Purpose: Regular Board Meeting (meets the 2nd Thursday of each month)

Roll Call

Linda	Tracey	Chele	Susan	Pat	Vacant	Vacant	Vacant	Vacant	Chantelle
Present	Present	Present	Absent	Present					Present

- I. **Approve Consent Agenda**
 - a. Approve Meeting minutes of 9/14/2017, 10/3/2017 Budget meeting.

- II. **Adoption of the Agenda**
 - a. Approved with addition

- III. **Committee Reports/Current Work Summary**
 - 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 September 2017 Financials
 - Total Expenses were over the Total Income by \$32,535.65 for September
 - Income was \$4,283.04 under budget*Audit Committee Expense – Over budget for September 2017*
 - Professional Services was \$2,000.00 over budget due to Reserve Study
 - Sewer Bill was reassigned from last month*Maintenance Committee Expense – Over budget for September 2017*
 - Tree Removal was \$4,821.40 over budget*Publicity and Recreation Committee Expense – Over budget for September 2017*
 - Bazaar Advertisement - \$157.50*Compliance Committee – Under budget for September 2017*
 2. No new applicants for open board positions.
 - b. **Publicity & Recreation-meets monthly every 2nd Thursday at 5:30PM in the Timberlane clubhouse office.**
 1. Newsletter is out and posted on website.
 2. There are 2 rentals this month and 3 rentals next month.
 3. The Fusion dance team from Dance Arts will be hosting a mini vendor event as a fundraiser on the afternoon of Nov 12th from 2-5pm. This event is open to all.
 4. The next event is the Halloween Party on October 28th from 3-6 pm. Setup will begin at noon. Volunteers are welcome to help.
 5. The bazaar is scheduled for November 4th from 9-4. Ads are posted on Facebook and in the reporter. We currently have 19-20 vendors. Kristi is volunteering to take photos with Santa from 11-1pm. We still need a food vender.
 - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 4th Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 1. Rock issues are complete.
 2. Problems have been reviewed and letters will go out soon.
 - d. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane**

clubhouse office.

1. Women’s rest room ceiling is now patched and painted
2. Phase one of sidewalk repair/replacement has been completed
3. We have removed about 6 trees due to safety concerns or dead trees
4. Passed backflow test for the pool

IV. Treasurers Report

- a. See attachment 1

V. Unfinished Business:

- a. Clubhouse walkway repair complete.
- b. City storm water easement is to be revisited. Haven’t heard anything from the city.
- c. Timberlane facility use by Covington Police. Emailed Chief to discuss access but he was out.
- d. 2018 draft budget is complete and ready to be approved for annual meeting. Vote taken to approve.

VI. New Business:

- a. WPM has notified Timberlane that we will be getting a new Associate Manager effective November 1.
- b. Discussion regarding management company options.

VII. Executive Session (8:41-9:15)

- a. Discussion about property management issues.

VIII. Table of Motions

Motion 1: Approval of Consent Agenda

Motion by: Linda

Linda	Tracey	Chele	Susan	Pat				
Yes	Yes	Yes	Absent	Yes				

Motion 2: Approve 2018 draft budget.

Motion by: Tracey

2nd: Pat

Linda	Tracey	Chele	Susan	Pat				
Yes	Yes	Yes	Absent	Yes				

Motion 3: Not renew association management contract with Windermere terminating service effective December 31, 2017.

Motion by: Pat

2nd: Tracey

Linda	Tracey	Chele	Susan	Pat				
Yes	Yes	Yes	Absent	Yes				

Motion 4: Enter into contract for associate management with Agynbyte, LLC effective January 1, 2018, pending attorney review.

Motion by: Pat

2nd: Tracey

Linda	Tracey	Chele	Susan	Pat				
Yes	Yes	Yes	Absent	Yes				

Meeting adjourned at 9:20PM

Treasurer's Report October 12, 2017

Month End Balance:

Operating Fund	\$134,460.66
Reserve Account	\$ 54,334.05
Petty Cash	\$ 751.16
Delinquents	\$177,555.22
Month End Income	\$ 20,450.38

August Expenses:

Insurance	\$ 2,343.17
Legal Fees	\$ 4,400.00
Utilities & Garbage & Phone	\$ 866.08
Street Lights	\$ 2,460.52
Water and Sewer	\$ 3,944.48
Management Svcs.	\$ 5,083.33
Postage & Office Supplies	\$ 188.80
Coupons	\$ 13.26
Escrow Transfer Fees	\$ 900.00
Maintenance	\$ 10,144.25
Pool	\$ 446.13
Payroll/Taxes/Services	\$ 356.70
Security Patrol	\$ 1,929.64
Reserve	\$ 816.67