

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
October 12, 2021
Via Zoom

To attend future meetings contact support@loxomamgmt.com for access details

Open Forum: None

Meeting Called By: Linda Caudle
Meeting Called to Order At: 7:02PM
Meeting Purpose: Regular Board Meeting (meets the 2nd Tuesday of each month)

Roll Call

Linda	Susan	Chele	Gloria	Dorian	Michelle	Vacant	Vacant	Vacant	Chantelle
Present	Present	Present	Present	Present	Present				Present

- 1) **Approve Consent Agenda**
 - a) Approve Meeting minutes of September 14, 2021
- 2) **Adoption of the Agenda**
 - a) Approved
- 3) **Budget Review**
 - a) Discussed 2022 budget by line item.
 - b) Completed draft 2022 budget for approval by board.
- 4) **Treasurers Report**
 - a) See attachment 1
- 5) **Unfinished Business:**
 - a) Pool locker room. We are waiting for the final walkthrough for final approval.
 - b) No update on sidewalk.
 - c) Waiting for security camera installation process.
- 6) **New Business:**
 - a) Based on conversation seen on Facebook the board discussed a Community Cleanup day. Some are concerned that it will be hard to get help during the rainy season and feel it would be better in spring. Others think that there is a lot to be cleaned up and it is needed sooner than later. Will hold for better weather and time for proper planning.
- 7) **Executive Session (9:12pm-9:32pm)**
 - a) Discuss legal advice regarding homeowner property.
 - b) The board voted unanimously to resume legal rules compliance on one homeowners account following legal action.

8) Table of Motions

Motion 1: Approval of Consent Agenda

Motion by: Lynda

Linda	Chele	Susan	Gloria	Dorian	Michelle			
Yes	Yes	Yes	Yes	Yes	Yes			

Motion 2: Approve increase in dues for 2022 to \$43 per month per lot. Budget to be ratified at Annual Meeting on 11/9/2021.

Motion by: Chele

2nd: Susan

Linda	Chele	Susan	Gloria	Dorian	Michelle			
Yes	Yes	Yes	Absent	Yes	Yes			

Motion 3: Approve 2022 management fee increase to \$5,000 per month to include compliance support.
 Motion by: Chele
 2nd: Susan

Linda	Chele	Susan	Gloria	Dorian	Michelle			
Yes	Yes	Yes	Absent	Yes	Yes			

Motion 4: Approve additional management expense of \$500 for compliance support for November and December.
 Motion by: Chele
 2nd: Susan

Linda	Chele	Susan	Gloria	Dorian	Michelle			
Yes	Yes	Yes	Absent	Yes	Yes			

Motion 5: Resume legal rules compliance for homeowner discussed in legal review during executive session.
 Motion by: Chele
 2nd: Doran

Linda	Chele	Susan	Gloria	Dorian	Michelle			
Yes	Yes	Yes	Absent	Yes	Yes			

Meeting adjourned at 9:33PM

Attachment 1 – Treasurers Report

**October Treasurer’s Report
 Month of September Balances 2021**

Month End Balance:

Operating Fund	\$109,936.73
Reserve Account	\$162,719.51
Petty Cash	\$ 2,000.55
Bad Debt Allowance	\$149,863.14
Delinquents	\$240,712.08

Monthly Expenses:

Insurance	\$ 1,405.50
Legal Fees	\$ 200.00
Utilities & Garbage & Phone	\$ 1,218.47
Street Lights	\$ 2,540.81
Water and Sewer	\$ 0
Management Svcs.	\$ 4,500.00
Postage & Office Supplies, copies	\$ 93.54
Coupons	\$ 9.77
Maintenance	\$ 4,796.03
Pool	\$ 58,409.65
Payroll/Taxes/Services	\$ 210.27
Security Patrol	\$ 1,923.84
Reserve	\$ 0