

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
October 8, 2015

Open Forum: None

Meeting Called By: Linda Caudle
Meeting Called To Order At: 7:04PM
Meeting Purpose: Regular Board Meeting (meets the 2nd Thursday of each month)

Roll Call

Linda	Tracey	Chele	Susan	Vacant	Vacant	Vacant	Vacant	Vacant	Chantelle
Present	Present	Present	Present						Present

- I. **Approve Consent Agenda**
 - a. Approve Meeting minutes of 9/10/2015

- II. **Adoption of the Agenda**
 - a. Added need for executive session to discuss greenbelt issues and attorney correspondence.
 - b. Approved as amended.

- 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. No new Nominees for open board positions.
 2. 2016 Budget was worked on just prior to Board Meeting
 - b. **Publicity & Recreation-meets monthly every 2nd Thursday at 5:30PM in the Timberlane clubhouse office.**
 1. Newsletter being finalized and ready to go out.
 2. Preparing for two big events. Halloween & Holiday Bazaar.
 - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 3rd Tuesday of the month at 7:00PM in the Timberlane clubhouse office.**
 1. Have changed the date of committee meeting.
 2. Did not meet in September.
 3. Windermere implementing a new software system including a Homeowner portal where they can send limited communications, check balances, and will include a violation tracking program.
 - d. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 1. Reviewed 2015 Budget and planned 2016 Budget
 2. We have had a couple of tree concerns. Cloudy Skies Tree Service is checking them. We are waiting for a response back.
 3. Pothole repairs are complete for the season
 4. We are now on a maintenance schedule to have the cul-de-sac drains cleaned.
 5. Chele brought up concern from a non-Timberlane homeowner about trees on hillside below Division 2. Resident is supposed to email Chantelle. Maintenance committee to follow-up in expectation of the email.

- IV. **Treasurers Report**
 - a. Review of the September 2015 Financials
 - Audit Committee Expense – under budget by \$2,331.71 for September 2015
 - Maintenance Committee Expense – Under budget by \$2,513.33for September 2015
 - Pub and Rec Committee Expense – Under budget by \$184.33 for September 2015

- Compliance Committee – Under budget by \$83.33 for September 2015
- Total Expenses were under the Total Income by \$190.47 for September 2015
- Total Expenses for the year are over the Total Income by \$2,905.21
- Percentage of Delinquent Homes for June is 41% (5% higher than last month)

V. Unfinished Business:

- Tow signs in progress
- 2016 reserve study in progress
- Preliminary encroachment plan tabled
- 2016 budget

VI. New Business:

- Annual meeting preparation. Discussion on gift card drawing to encourage participation.

VII. Executive Session (Called at 8:00 – return 8:45pm)

- To discuss green belt post installations and residential complaint. Chele abstained from discussion due to conflict of interest.
- To discuss attorney correspondence.

VIII. Table of Motions

Motion 1: Approval of Consent Agenda
Motion by: Linda

Linda	Tracey	Chele	Susan					
Yes	Yes	Yes	Yes					

Motion 2: Approval of agenda with corrections

Linda	Tracey	Chele	Susan					
Yes	Yes	Yes	Yes					

Motion 3: Approve draft 2016 budget as proposed with a 1.8% increase in dues to \$25.60
Motion by: Tracey
2nd: Susan

Linda	Tracey	Chele	Susan					
Yes	Yes	Yes	Yes					

Motion 4: Purchase \$50 gift certificate for drawing to be held at annual meeting
Motion by: Chele
2nd: Tracey

Linda	Tracey	Chele	Susan					
Yes	Yes	Yes	Yes					

Meeting adjourned at 8:55PM