

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
October 8, 2019

Open Forum: Discussion about new development off highway 18 and 256th Street.
 Discussion about parking issues and the new City Ordinance.
 Discussion about road lighting.
 Discussion about getting more people involved to change our governing documents so we can achieve more as a community.
 A resident would like to organize a resident meeting without the board. Clubhouse will be used for this event provide protection and cleanup rules are agreed to. The resident will coordinate and reach out to PR or Agynbyte for access.

Meeting Called By: Linda Caudle
Meeting Called to Order At: 7:46PM
Meeting Purpose: Regular Board Meeting (meets the 2nd Tuesday of each month)

Roll Call

Linda	Susan	Chele	Gerald	Gloria	Dorian	Vacant	Vacant	Vacant	Melissa
Present	Present	Present	Present	Present	Present				Present

- I. **Approve Consent Agenda**
 - a. Approve Meeting minutes of 09/10/19
 - b. Cloudy Sky Tree – Hedge Removal \$1212.20
 - c. Catch All Drain Repair \$250
 - d. Cloudy Sky Tree – Tree removal \$1818.30
 - e. Accepting resignation of Jenni Pearson

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

- 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 August 2019 Financials
 - a. Total Income was under the Total Expense by \$8,151.57
 - b. Maintenance was over budget by \$5,258.84 due to tree removals, pool payroll for additional week and new cameras
 - c. Audit was over budget by \$5,966.86 due to insurance
 - d. Compliance Committee was under budget by \$166.67
 - e. Pub and Rec Committee was over budget by \$55.96 due to National Night Out
 - 2. Two new names were submitted for board positions: Chris Della Maggiore and Tom Cochran. Neither present at this meeting.
 - b. **Publicity & Recreation-meets monthly every 2nd Tuesday at 5:30PM in the Timberlane clubhouse office.**
 - 1. The newsletter is ready to go out after proofing complete.
 - 2. Working on the Halloween party and Holiday Bazaar.
 - 3. Looking for volunteers for the Halloween party to help with games.
 - 4. Still spaces available for the Holiday bazar for vendors.
 - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 4th Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 - 1. No update. Committee is meeting this Thursday which will most likely result in several letters to be

mailed.

d. Maintenance & Pool-meets as needed.

1. Purchased extra batteries for the new cameras.
2. Back flow system repair is complete. But a leak at the water, on/off faucet for filling the pool is leaking. Will need a plumber to repair
3. A homeowner has offered to repair the archive room door.
4. Hedge is removed at the corner of 191 st Pl. Roots will be ground out when stump grinder repair is complete.

IV. Treasurers Report

- a. See attachment 1

V. Unfinished Business:

- a. Pool Repairs noted in inspection report and American Leak –Aqua Quip to provide quotes
- b. MacDonald-Miller request for quote for replacement, awaiting scheduling and quotes from Mac-Donald Miller
- c. GCF Backflow repairs completed
- d. Cloudy Sky Tree bids for

VI. Association Manager’s Report:

- a. Two home sales in Division one
- b. Two voicemails to share with ACPC regarding letters.
- c. Discussed mailing of past due notices and annual meeting notices.

VII. Table of Motions

Motion 1: Approval of Consent Agenda

Motion by: Gerald

Linda	Chele	Susan	Gerald	Gloria	Dorian			
Yes	Yes	Yes	Yes	Yes	Yes			

Motion 2: Approve Cloudy Tree Sky Tree bid to remove 30 trees in Division 4, Tract B with laminated root rot in the amount of \$3,746.80.

Motion by: Gerald

2nd: Chele

Linda	Chele	Susan	Gerald	Gloria	Dorian			
Yes	Yes	Yes	Yes	Yes	Yes			

Meeting adjourned at 8:15PM

Attachment 1 – Treasurers Report

Month of August Balances 2019
September financials have not yet been received

Month End Balance:

Operating Fund	\$159,358.21
Reserve Account	\$ 61,055.39
Petty Cash	\$ 2,000.00
Bad Debt Allowance	\$149,863.14

Monthly Expenses:

Insurance	\$ 11,326.00
Legal Fees	\$ 0
Utilities & Garbage & Phone	\$ 1,673.46
Street Lights	\$ 2,306.50
Water and Sewer	\$ 1,700.17
Management Svcs.	\$ 4,750.00
Postage & Office Supplies, copies	\$ 320.93
Coupons	\$ 29.48
Maintenance	\$ 9,823.91
Pool	\$ 3,899.44
Payroll/Taxes/Services	\$ 813.65
Security Patrol	\$ 960.10
Reserve	\$ 1,000.00