

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
March 14, 2013

Meeting Called By: Linda Caudle
Meeting Called To Order At: 7:00PM
Meeting Purpose: Regular Board Meeting

Roll Call

Linda	Tracey	Chele	Tonja	Josh	Jamie	Kristi	Joe	
Present	Absent	Present	Arrived 7:24pm	Present	Present	Present	Arrived 7:13pm	

I. Adoption of the Agenda

- a. Adopted

II. Open Forum:

- a. Homeowner asked about the trees at the clubhouse being taken down. Explained report from Green River and recommendations to remove all trees due to soil conditions. Also asked about the water park idea and we discussed the legal requirements and the need to get the vote.
- b. Homeowner shared her learning from the City Council meeting about info needed to complete the re-application for the grant to build the paved path on our common property through Jenkins Creek Park which includes re-building the bridges and re-connecting the neighborhoods and schools on both sides of the park

III. Approve Consent Agenda

- a. Approve Meeting minutes of 2-14-2013 - Approved

IV. Treasurers Report

- a. We have a few committee's over budget and others under budget. Pool and Maintenance is way over budget due to all the work being done on the pool and trees. Total expenses are over budget but overall we are doing well.

V. New Business:

- a. We are adjusting the way we manage the workshop. The purpose of the workshop meeting, which is held monthly on the last Thursday, is to provide committee members and the Board an opportunity to work on specific items of concern throughout the community and to identify the agenda items for the upcoming Board meeting. The Board continually strives to improve the efficiency of the Association, while preserving volunteer committee & Board members time and efforts to carry out their association duties. In order to provide for a constructive meeting, homeowners who wish to participate are encouraged to attend the 30 minute home owner's forum, which will be held at the start of each workshop meeting. Immediately following the homeowners forum, the board will meet to work on specific items as deemed necessary at the time of the workshop meeting.

VI. Committee Reports/Current Work Summary

- a. **Publicity & Recreation-meets monthly every 4th Tuesday at 7:00PM in the Timberlane clubhouse office.**
 - 1. Easter Egg hunt coming up and Earth Day event.
 - 2. Newsletter articles are due.
- b. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 1st Wednesday of the month at 10:00AM in the Timberlane clubhouse office.**
 - 1. Have been sending out letters as a result of the new complaint process. Working to streamline the recheck process in order to start the fining.
 - 2. Also have a new parking enforcement process that includes some educational help from homeowners. Will need to put this new process to a vote.
- c. **Audit & Nominating-meets monthly at 9:30AM in the Timberlane clubhouse office on the first**

Monday of each month.

1. Included in Treasurer’s report.

d. Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.

1. The new door handles have been installed on the main clubhouse doors to replace the broken handles. The sidewalk has been repaired after the logger damage (paid for by logger) and the gutters were cleaned out for free.
2. Removal of 180 trees cost \$24,624.78 and the sale of the 27 of them came from two sources in the amount of \$3,331.60 & \$1,747.50.
3. We will be voting on the cost for stump removal and grinding. Prices are much lower than expected but this is required in order to start the replanting.
4. Students from Kentwood can’t help us with design for the replanting but we have some ideas from our landscapers.
5. Aqua Quip has calibrated the Styngl switch. Linda requested that if the alarm goes off to please contact her (after turning it off.)
6. If a smoke detector is beeping each board member should use the batteries in the cabinet to replace the bad batteries rather than reporting the issue to the maintenance committee.

VII. Board Member Comments

- a. Josh discussed new parking notification process which includes opportunity for homeowners to help educate those parking in the common areas inappropriately.

VIII. Table of Motions

a. Motion 1: Approval of Consent Agenda

Motion by: Linda

Linda	Tracey	Chele	Tonja	Josh	Jamie	Kristi	Joe	
Yes	Absent	Yes	Absent	Yes	Yes	Yes	Absent	

b. Motion 2: Approve bid and spending \$2,500 for stump removal.

Motion by: Linda

2nd: Josh

Linda	Tracey	Chele	Tonja	Josh	Jamie	Kristi	Joe	
Yes	Absent	Yes	Yes	Yes	Yes	Yes	Yes	

a. Motion 3: Approve Parking Notice Process for Home Owners.

Motion by: Josh

2nd: Joe

Linda	Tracey	Chele	Tonja	Josh	Jamie	Kristi	Joe	
Yes	Absent	Yes	Yes	Yes	Yes	Abstain	Yes	

Meeting adjourned at 7:52PM