

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
April 10, 2014

Meeting Called By: Linda Caudle
Meeting Called To Order At: 7:13
Meeting Purpose: Regular Board Meeting

Roll Call

Linda	Tracey	Chele	Tonja	Josh	Kristi			
Present	Present	Present	Present	Present	Present			

- I. **Approve Consent Agenda**
 - a. Approve Meeting minutes of 3/13/2014 – Approved

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

- III. **Unfinished Business:**
 - a. Committee Charters – Discussion regarding changes to committee charters prior to adoption vote. Some questions regarding verbiage arose and topic will be tabled until next workshop for vote in May.
 - b. Rental Donations Policy - Ratify
 - c. Updated rental contract changes - Ratify

- IV. **New Business:**
 - a. County health department has agreed that the wader pool only needs a cover and not a cover and a higher fence since it is not going to be opened. The cost for the cover is \$2,388.12.

- V. **Committee Reports/Current Work Summary**
 - a. **Audit & Nominating-meets monthly at 9:00AM in the Timberlane clubhouse office on the first Monday of the month.**
 - 1. No petty cash used in March.
 - 2. HOA dues were up due to beginning of quarter (people pay quarterly)
 - 3. Spending versus cash receipts was closest to the pin as seen for a while.
 - 4. Clubhouse utilities are up (gas, electric). Suggestion was made to change the light switch in the back room to a timer since it keeps getting left on.
 - 5. HOA escrow transfer fees were up.
 - b. **Publicity & Recreation-meets monthly every 2nd Thursday at 5:30PM in the Timberlane clubhouse office.**
 - 1. Spring bazaar was canceled due to lack of a volunteer to help co-chair the event
 - 2. Easter Egg hunt 4/19 and stuffing eggs on the 18th at 6pm. Any volunteers will be welcome.
 - 3. Realized process for putting community events on the calendar had some challenges and as a result the clubhouse was double booked. It has been re-written and sent out. Calendar has now been updated with all community events.
 - 4. Earth Day event coming Saturday April 26th, work in conjunction with maintenance committee.
 - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 1st Wednesday of the month at 10:00AM in the Timberlane clubhouse office.**
 - 1. Closing quite a few complaints and opened several new ones.
 - 2. Some complaints are hopefully to be addressed during Earth Day event.
 - d. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 - 1. Pool cover to be ordered. No longer needing to get taller fence after negotiations with health department.
 - 2. Spent some money patching pot holes with Kristi and Linda doing the labor.

3. Drains at four cul de sacs have been cleaned near lots 1-205, 1-100, 4-029, 5-255.
4. Pool flow meter will cost \$160 plus tax to replace. Aqua Quip will install for free (labor). On the 14th it is anticipated that the final iteration of the pool manual will be sent to the health department and approved.
5. Also will be ordering signs regarding gates and locks, as per the manual, etc. Also have to have depth stickers on the inside of the pool. Once this is complete we can schedule the final inspection.
6. Will need to look at the plan for opening the pool and how to handle manning the doors and locker rooms. There is only \$5,000 budgeted for the entire season.

VI. Items for Discussion at next Workshop

- a. Rental Agreement – names on all documents/Insurance requirements.
- b. Pool updates and staffing plan.
- c. Committee Charters.

VII. Table of Motions

Motion 1: Approval of Consent Agenda

Motion by:
2nd:

Linda	Tracey	Chele	Tonja	Josh	Kristi			
Yes	Yes	Yes	Yes	Yes	Yes			

Motion 2: Ratify vote to approve Clubhouse Donation Policy to Read: Upon approval by the Publicity and Recreation Committee, the clubhouse may be rented or donated at a reduced rate to non-profit organizations that benefit the Timberlane Community and whose events or activities are open to the members of the Timberlane Homes Association. Deposit will be required, however checks can be held upon request, and will be returned following successful post event inspection and key return.

Motion by: Linda
2nd: Chele

Linda	Tracey	Chele	Tonja	Josh	Kristi			
Yes	Yes	Yes	Yes	Yes	Yes			

Motion 3: Ratify vote to approve update of Rental Contract, effective May 1st, changing homeowner rental fees to hourly for weekends NTE \$300, adding fine for false alarms, adding fine for accessing pool deck, and correcting various typos.

Motion by: Chele
2nd: Josh

Linda	Tracey	Chele	Tonja	Josh	Kristi			
Yes	Yes	Yes	Yes	Yes	Yes			

Motion 4: Approve cost for wader pool cover in the amount of \$2,388.12.

Motion by: Kristi
2nd: Linda

Meeting adjourned at 7:58 PM