

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
April 12, 2012

Meeting Called By: Bryan Lackey
Meeting Called To Order At: 7:03PM
Meeting Purpose: Regular Board Meeting

Roll Call

Bryan	Linda	George	Tonja	Chele	Tracey	Jamie	Josh	
Present	Present	Present	Arrived 7:20	Present	Present	Present	Present	

- I. **Adoption of the Agenda**
 - a. Added tree vandalism issue and vote for volunteer of the year
 - b. Adjusted agenda approved

- II. **Open Forum:**
 - a. Homeowner voiced some concerns regarding Windermere customer service and accepting payments

- III. **Approve Consent Agenda**
 - a. Approve March meeting minutes

- IV. **Treasurers Report**
 - a. Financial Summary reviewed
 - b. Balance Sheet reviewed – questions regarding negative balance in prepaid accounts receivable vs positive balance in HOA rental deposit under liabilities. The numbers don't make sense to non-accounting lay people.

- V. **Guest Speaker**
 - a. Lisa Parsons - Presentation regarding anticipated Cedar Creek Park
 - b. Chele to email park liaison to get presentation materials for website and Facebook page

- VI. **Committee Reports/Current Work Summary**
 - a. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 1st Wednesday of the month at 10:00AM in the Timberlane clubhouse office.**
 1. Rule book in progress. Once it is in the lawyer's hands the committee will be working on letter templates and processes and procedures including who will be responsible for what.
 - b. **Audit & Nominating-meets monthly at 7:00PM in the Timberlane clubhouse office on the Monday prior to the Board meeting (held on the 2nd Thursday of every month).**
 1. Searching for receipts. Some got lost from PO's and there are some holes to fill for debit card.
 2. Would like to give Chantelle a set of keys and a code to the facility to help with meeting of vendors and other onsite issues.
 - c. **Publicity & Recreation-meets monthly every 4th Tuesday at 7:00PM in the Timberlane clubhouse office.**
 1. Easter Egg hunt successful – stuffed over 2,500 eggs and they were gone in minutes. More than 150 kids in attendance. Everyone who returned their plastic eggs got a Papa Murphy's pizza coupon.
 2. Library Tech bus a win. Nine kids attended.
 3. Many events coming up. Next Earth Day event.
 - d. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 1. Contracts are written for Orca Pacific for pool repair. At attorneys for approval.
 2. Received a letter from Health Department today regarding requirements to reopen pool since it has been closed for two years. Committee to review.
 3. Replaced thermostats in main room and office to digital, removing old mercury filled falling apart

thermostats.

4. 50 yard dumpster coming for Earth Day event. Looking for people with trucks to help.
5. Still waiting from GRCC for logger info for tree project. Have a HO with a tree in the greenbelt that is damaged and dangerous risking his home. The HO is an experienced tree cutter and has offered to take down the trees for free so he doesn't have to wait.
6. We should have one code for renters that is universal for all renters. Discussion regarding changing that universal code monthly or quarterly. We will add this to the discussion items for next board workshop.
7. We need to consider hiring someone for trash pickup in Timberlane. There are a couple of residential volunteers who help but the issue is too big. We will add this to the discussion items for next board workshop.
8. Brian Bykonen, Covington City Code Enforcement Officer, contacted George regarding abandoned cars at a home. He and George will be helping the homeowner get rid of them. Also, home mechanic that is a problem got his last warning today. The next warning will be a fine.
9. George was given info regarding a new product for easy filling of potholes. The city will split a pallet with us to save money if we are interested. George will contact the vendor to get a demonstration.
10. By Ear is waiting for permits. When received he will get started.

VII. Unfinished Business from Last Meeting

- a. Retro Approval of tree removal in green belt by lot owner 5-056 (Wayne). Vote taken.
- b. Reserve Study proposals. Vote taken.
- c. Petty cash resolution – review and approval. Vote taken.
- d. Tree vandalism issue in lieu of attorney comments (tabled for workshop)
- e. Rules and regulations – final draft review and approval. Tabled for special meeting

VIII. Table of Motions

- a. **Motion 1:** Approval of Consent Agenda

Motion by: Tracey
2nd: Linda

Bryan	Linda	George	Tonja	Chele	Tracey	Jamie	Josh	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	

- b. **Motion 2:** Allow owner of lot 5-336 to remove two trees from greenbelt, adjacent to his property, that have been deemed hazardous by a professional, due to storm damage, following signature of liability waiver.

Motion by: Tracey
2nd: George

Bryan	Linda	George	Tonja	Chele	Tracey	Jamie	Josh	
No	Yes	Yes	Yes	Yes	Yes	No	Yes	

- a. **Motion 3:** Retro approval of tree removal in green belt by lot owner 5-056.

Motion by: Chele
2nd: Tracey

Bryan	Linda	George	Tonja	Chele	Tracey	Jamie	Josh	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	

- a. **Motion 4:** Approval of three year plan proposal from Association Reserves for completion of reserve study.

Motion by: Tracey
2nd: Bryan

Bryan	Linda	George	Tonja	Chele	Tracey	Jamie	Josh	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	

- a. **Motion 5:** Approval of Petty Cash resolution.

Motion by: Chele
2nd: Linda

Bryan	Linda	George	Tonja	Chele	Tracey	Jamie	Josh	
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	

- a. **Motion 6:** Volunteer of the year award given to Susan Pearson.

Motion by: Tracey
2nd: Bryan

Bryan	Linda	George	Tonja	Chele	Tracey	Jamie	Josh	
Yes	Abstain	Abstain	Yes	Yes	Yes	Yes	Yes	

Open item for next month:

1. Tree vandalism issue in lieu of attorney comments
2. Rules Booklet

Meeting adjourned at 10:16 PM