

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
April 13, 2017

Open Forum:

Meeting Called By: Linda Caudle
Meeting Called To Order At: 7:10PM
Meeting Purpose: Regular Board Meeting (meets the 2nd Thursday of each month)

Roll Call

Linda	Tracey	Chele	Susan	Scott	Pat	Vacant	Vacant	Vacant	Chantelle
Present	Present	Present	Present	Present	Present				Present

- I. **Approve Consent Agenda**
 - a. Approve Meeting minutes of 3/9/2017

- 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. Audit is under budget in March.
 - 2. Maintenance over budget in March, but under for the year.
 - 3. Publicity is under budget both for March and the year.
 - 4. Compliance is over budget for both March and the year.
 - b. **Publicity & Recreation-meets monthly every 2nd Thursday at 5:30PM in the Timberlane clubhouse office.**
 - 1. Easter Egg hunt this Saturday. We have lots of volunteers to help stuff eggs tomorrow at 6pm. We may need help hiding eggs Saturday morning at 9am. The egg hunt starts at 11:00am. Any help is appreciated. May need to spend an additional \$50 for Easter Egg hunt supplies.
 - 2. The newsletter just went out by mail and will be sent by email soon.
 - 3. There are two upcoming rentals.
 - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 3rd Tuesday of the month at 7:00PM in the Timberlane clubhouse office.**
 - 1. The boulder installation is almost complete. In the process of reviewing issues with homeowner concerns and checked that all boulders are in the correct place
 - 2. One homeowner has a concern that has to do with ADA. The board discussed the request for accommodation.
 - d. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 - 1. Committee met to discuss pool opening. Opening will be June 22nd thru Sept. 5th. We will be open the same days and hours as last season.
 - 2. Need to get the depth numbers painted in the pool. Linda will be looking for the paint.
 - 3. Need to post job opening on Web, Facebook and Nextdoor. Would like to call back Jacob and see if he is willing to come back. Also have another name that asked at the end of last season if there were openings.
 - 4. Checked on a tree issue in div. 5 and asked Chantelle to contact Heath to evaluate the trees.
 - 5. Had a couple of drains that are plugged. Trying to see if scheduled pumping in July for phase 1 can be pushed to a closer date, as both of these are in phase 1.

- IV. **Treasurers Report**

- a. Delinquencies went down \$7k which is encouraging.
- b. Operating balance went up to \$157k and for expenses, legal fees went down.

V. **Unfinished Business:**

- a. Discussed walkway repair and dome removal. A young man joined the meeting and suggested a planter was not a good idea. Changed plan to fill and make level with concrete. Discussed bid to replace repair broken sidewalks.
- b. Clubhouse restroom improvement bid is being revised and will be reviewed next meeting or via email if available sooner.
- c. Pool fence barbed wire still in process.

VI. **New Business:**

- a. City will be repaving a section of our main roadway and will be repairing/replacing curb and part of the sidewalk. Because they will be accessing part of HOA property the board has to approve the repairs. Signed and notarized authorization.

VII. **Association Manager's Report:**

- a. Association Manager going on vacation May 25-June 2nd. Windermere will backfill with support.

VIII. **Executive Session** (taken at 8:10p – 8:24p)

- a. Discussed owner request to bring account current.

IX. **Table of Motions**

Motion 1: Approval of Consent Agenda
Motion by: Linda

Linda	Tracey	Chele	Susan	Scott	Pat			
Yes	Yes	Yes	Yes	Yes	Yes			

Meeting adjourned at 8:24PM

Treasurer's Report April 13, 2017

Month End Balance:

	<u>FEBRUARY</u>	<u>MARCH</u>
Operating Fund	\$153,029.75	\$ 157,587.69
Reserve Account	\$ 48,566.58	\$ 49,389.54
Petty Cash	\$ 615.15	\$ 351.31

Expenses:

Insurance	\$ 1,229.16	\$ 1,229.16
Legal Fees	\$ 813.50	\$ 0.00
Utilities & Garbage	\$ 1,015.47	\$ 944.01
Water and Sewer	\$ 2,621.98	\$ 0.00
Management Svcs.	\$ 5,083.33	\$ 5,083.33
Postage & Office Supplies	\$ 103.08	\$ 69.64
Coupons	\$ 20.81	\$ 10.70
Escrow Transfer Fees	\$ 450.00	\$ 750.00
Maintenance	\$ 6,519.18	\$ 5,330.89
Pool	\$ 217.20	\$ 0.00
Payroll/Taxes/Services	\$ 247.77	\$ 259.97
Security Patrol	\$ 2,381.97	\$ 2,027.13
Reserve	\$ 816.67	\$ 816.67