

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
May 13, 2019

Open Forum: No homeowner issues

Meeting Called By: Linda Caudle
Meeting Called to Order At: 7:00PM
Meeting Purpose: Regular Board Meeting (meets the 2nd Tuesday of each month)

Roll Call

Linda	Susan	Chele	Pat	Gerald	Gloria	Jenni	Dorian	Vacant	Melissa
Present	Present	Present	Absent	Present	Present	Present	Present		Present

- I. **Approve Consent Agenda**
 - a. Approve Meeting minutes of April 9, 2019
 - b. Cloudy Sky Tree removal in the amount of \$3,307. Ratify email vote.

- 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 April 2019 Financials
 - a. Total Income was under the Total Expense by \$7,100.87
 - b. Maintenance was over budget by \$1,082.16 due to furnace breakage
 - c. Audit was under budget by \$4,908.21
 - d. Compliance Committee was under budget by \$166.67
 - e. Pub and Rec Committee was over budget by \$211.60 due to Easter Egg Hunt
 2. No new names were submitted for board positions.
 - b. **Publicity & Recreation-meets monthly every 2nd Tuesday at 5:30PM in the Timberlane clubhouse office.**
 1. Easter Egg hunt was fun and there were about 100 kids in attendance. Might be aging out (young kids getting older). Volunteers stuffed eggs for HOURS the Thursday prior. Parents gave great feedback that kids look forward to it every year.
 2. Got four new laminated signs for the A Frames to replace those damaged and no longer usable. Also working to reinstall sign way out near division 2/4 that was destroyed.
 3. Newsletter is due to be out July first. Hope to hear from committee members about what their groups are doing sometime in the middle of June.
 4. June 1st and 2nd will be a community clean up event.
 5. The next planned community event is National Night Out and we need to determine how to attract more participants or not do it.
 - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 4th Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 1. Seven violations closed this month due to improvements. Five are being monitored due to improvements but not yet full corrections.
 2. Beginning to fully address another major problem of parking on lawns/unpaved surfaces. It has been an ongoing issue, but we did not have the bandwidth to properly address the many violations. This will generate a lot of letters and possibly a lot of calls.
 3. Working on letters for new violations and those not yet corrected. More than 40 going out in the mail soon.

4. The new rules have been mailed out.
- d. Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 1. Had a couple of trees removed
 2. Got bids for several other trees to be removed. An email vote was done to approve the removal of those trees.
 3. Got the camera working for the alarm system. Power was an issue. Had an electrician from the neighborhood come out and look. Repair was completed, but he could not provide a receipt for Timberlane to pay him. I paid him out of my own pocket the \$50. I would like to get permission to put some old curtain rods and a bed frame in the Timberlane garbage can as perhaps a repayment.
 4. Purchased several batteries for the smoke detectors. They are in the storage cabinet in the office if you hear any in need of the batteries being changed.

IV. Treasurers Report

- a. See attachment 1

V. Unfinished Business:

- a. McDonald Miller HVAC Maintenance contract in place

VI. New Business:

- a. Discussed insurance renewal

VII. Association Manager's Report:

- a. Delinquencies improving with some owners seeking payment plans.
- b. New rules generated several calls clarifying late fees and encroachment issues.
- c. Six new owners have moved in.
- d. AquaQuip working on getting the pool ready for June.
- e. Still waiting for CatchAll to schedule drain repairs.
- f. 2 additional drains found that CatchAll will be inspecting, cleaning and repairing.

VIII. Executive Session (7:50-8:00)

- a. Discussed encroachment issue

IX. Table of Motions

Motion 1: Approval of Consent Agenda

Motion by: Linda

Linda	Chele	Susan	Pat	Gerald	Gloria	Jenni	Dorian	
Yes	Yes	Yes	Absent	Yes	Yes	Yes	Yes	

Meeting adjourned at 8:05PM

Attachment 1 – Treasurers Report

May 2019

Month End Balance:

Operating Fund	\$170,894.80
Reserve Account	\$ 55,957.59
Petty Cash	\$ 1,616.14
Bad Debt	\$149,863.14
Month End Income	\$ 27,317.78

Monthly Expenses:

Insurance	\$ 1,455.00
Legal Fees	\$ 868.00

Utilities & Garbage & Phone	\$ 1,033.18
Street Lights	\$ 2,199.76
Water and Sewer	\$ 213.31
Management Svcs.	\$ 4,450.00
Postage & Office Supplies, copies	\$ 18.15
Coupons	\$ 6.24
Maintenance	\$ 7,889.87
Pool	\$ 629.80
Payroll/Taxes/Services	\$ 460.17
Security Patrol	\$ 1,051.41
Reserve	\$ 1,000.00