

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
May 8, 2018

Open Forum: Discussion regarding OakPointe development off of 256th, encouraged people to go to City Council meetings to be involved.
 Notification that there is someone sleeping on the rocks in the greenbelt behind her home.

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

Roll Call

Linda	Tracey	Chele	Susan	Pat	Gerald	Gloria	Vacant	Vacant	Melissa
Present	Present	Present	Present	Present	Absent	Present			Present

- I. **Approve Consent Agenda**
 - a. Approve Meeting minutes of 4-10-2018
 - b. Ratify email vote to replace broken pool pump alarm through AquaQuip for \$8,813.60
 - c. Accept Gloria Procella as our newest Board Member

- 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 2018 Financials
 - Total Income was over the Total Expense by \$7,044.91
 - Maintenance was under by \$1,243.20
 - Audit was over budget by \$2,375.37 due to extra legal fees
 - Compliance Committee was under budget by \$136.67
 - Pub and Rec Committee was over budget by \$343.71 due to table replacement
 2. Review of the March 2018 Financials
 - Total Income was over the Total Expense by \$3,744.32
 - Maintenance was under budget by \$1,805.16
 - Audit was over budget by \$515.91
 - Compliance Committee was under budget by \$136.67
 - Pub and Rec Committee was over budget by \$362.77 due to Easter Egg Hunt
 3. No new names were submitted for board positions, however, Gloria Porcella who had volunteered at a board meeting a couple of months ago, had now met her requirements to join the board.
 - b. **Publicity & Recreation-meets monthly every 2nd Tuesday at 5:30PM in the Timberlane clubhouse office.**
 1. The next newsletter is the first of July, would like articles by June 25th.
 2. Maintenance discussed doing a smaller Trash and Bash after July 4th with a small Potluck
 3. First Tuesday in August is National Night Out.
 4. Need a Rental Coordinator still, no responses by applicants.
 5. Susan and Tracey will manage rentals in May and Chele will manage Memorial Day event by the church.
 - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 4th Thursday of the month at 7:00PM in the Timberlane clubhouse office.**

1. Spreadsheet with open complaints/compliance issues was sent to Agynbyte and letters were sent out within two days. The speed was impressive.
 2. Planning a boulder review because many have been moved or relocated and we need to bring in the rock picker to move them back.
- d. Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
1. Removed old benches and tables from playground area
 2. New benches and tables have arrived and need installation. Bryan Sargeant will help install – looking for proper installation pieces
 3. Susan and Bryan will be coordinating a clean-up day
 4. Bryan will provide 2 more 55-gallon barrels for garbage cans – Linda will order tops for the barrels. One will replace the barrel set on fire in the playground and the other will go in the front of the clubhouse.
 5. Pool Attendant job description has been posted.
 6. There are electrical breaker issues with the pool. Aqua Quip will be replacing the breakers. This may be the issue of the pump.
 7. Pool is scheduled to open June 21 and will be open through September 3rd.

IV. Treasurers Report

- a. See attachment 1 at end of this document

V. Unfinished Business:

- a. None

VI. New Business:

- a. Need to plan interviews for Pool staff. Will do this once we are sure the pool signal/pump issue will not delay opening. Tentative plan is to interview before June meeting.

VII. Association Manager’s Report:

- a. There were 9 home sales in this past month.
- b. Twenty six more units sign up for ACH autopay bringing the number to 137 total.
- c. Delinquencies total \$197,613.51

VIII. Table of Motions

Motion 1: Approval of Consent Agenda
Motion by: Linda

Linda	Tracey	Chele	Susan	Pat	Gerald			
Yes	Yes	Yes	Yes	Yes	Absent			

Meeting adjourned at 7:41PM

Attachment 1 – Treasurers Report

**Treasurer’s Report
May 8, 2018
Report for April 2018**

Month End Balance:

Operating Fund	\$138,143.36
Reserve Account	\$ 55,699.53
Petty Cash	\$ 1,867.52
Delinquents	\$197,613.51
Month End Income	\$ 31,960.41

February Expenses:

Insurance	\$ 1,371.61
Legal Fees	\$ 3,739.00
Utilities & Garbage & Phone	\$ 788.38
Street Lights	\$ 2,301.58
Water and Sewer	\$ 491.29
Management Svcs.	\$ 5,000.00
Postage & Office Supplies	\$ 260.18
Coupons	\$ 0.00
Maintenance	\$ 4,860.74
Pool	\$ 1,387.75
Payroll/Taxes/Services	\$ 628.87
Security Patrol	\$ 1,353.20
Reserve	\$ 816.67

Report for March 2018

Month End Balance:

Operating Fund	\$132,897.52
Reserve Account	\$ 59,280.80
Petty Cash	\$ 1,694.77
Delinquents	\$196,570.22
Month End Income	\$ 25,951.46

February Expenses:

Insurance	\$ 1,614.50
Legal Fees	\$ 750.00
Utilities & Garbage & Phone	\$ 1,381.62
Street Lights	\$ 2,320.57
Water and Sewer	\$ 391.68
Management Svcs.	\$ 5,000.00
Postage & Office Supplies	\$ 136.93
Coupons	\$ 15.65
Maintenance	\$ 5,161.91
Pool	\$ 524.63
Payroll/Taxes/Services	\$ 554.09
Security Patrol	\$ 1,519.50
Reserve	\$ 816.67