

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
May 9, 2013

Meeting Called By: Linda Caudle
Meeting Called To Order At: 7:00PM
Meeting Purpose: Regular Board Meeting

Roll Call

Linda	Tracey	Chele	Tonja	Josh	Jamie	Kristi	Joe	
Present	Present	Arrived 7:10pm	Absent	Present	Present	Present	Absent	

I. Adoption of the Agenda

- a. Adopted

II. Open Forum:

- a. None

III. Approve Consent Agenda

- a. Approve Meeting minutes of 3-14-2013 – Approved
- b. No minutes for April meeting due to lack of quorum

IV. Treasurers Report

- a. Currently 325 delinquencies. 100 owing less than one month of dues. 20 are less than \$10 due to the dues increase 1/1/2013 and lack of changing auto pays. 63 owe more than \$900. 12 are bank/institution owned and 12 pending foreclosure. 5 in bankruptcy and 42 in active collections.
- b. Good Signs: As of first quarter end, no draw from reserves. 101 fewer lots listed as delinquent in their HOA dues payments, 89 lots owe less money at the end of April compared to the end of December 2012. 100 lots owe less than 1 months dues.
- c. Not so Good Signs: 211 lots owed more money at the end of April than they did at the end of December. 116 lots owe over \$450 on their HOA dues. 171 lots are not even trying to pay.

V. New Business:

- a. No updates on any pool volunteers that have come forward.
- b. Reserve study needs to be reviewed by all board members for 2014 update/plan.

VI. Committee Reports/Current Work Summary

- a. **Publicity & Recreation-meets monthly every 4th Tuesday at 7:00PM in the Timberlane clubhouse office.**
 - 1. Earth Day was more successful than expected. Many new faces came out to help.
 - 2. Community Blessings Block Party hosted by Mountain Vinyard Church is coming up on Memorial Day weekend.
 - 3. Community Rummage sale coming up June 22nd.
 - 4. Starting to prep for Trash & Bash July 13th. The recycling group will come out and set up a booth. Real Life Church hosting bouncy houses.
- b. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 1st Wednesday of the month at 10:00AM in the Timberlane clubhouse office.**
 - 1. Nothing to report for this meeting.
- c. **Audit & Nominating-meets monthly at 9:30AM in the Timberlane clubhouse office on the first Monday of each month.**
 - 1. No nominations to discuss.
 - 2. Audit items covered in Treasurer's report.
- d. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 - 1. The pool is STILL LEAKING! Aqua Quip has been contacted to find out why the fix did not hold.

Once this is figured out American Leak Detection will come back out to verify the leak location for repair.

VII. Board Member Comments

- a. Linda reminded board and all present of the meeting with Oregon State University scheduled for Monday, May 20th at 7:30pm.

VIII. Table of Motions

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

Motion by: Linda

Linda	Tracey	Chele	Tonja	Josh	Jamie	Kristi	Joe	
Yes	Yes	Absent	Absent	Yes	Yes	Yes	Absent	

- b. **Motion 2:** Tree removal (Div 5 missed trees) – Cloudy Tree Service Bid \$2,500 + tax – ratify email vote on 3-29-2013.

Motion by: Linda

2nd: Kristi

Linda	Tracey	Chele	Tonja	Josh	Jamie	Kristi	Joe	
Yes	Yes	Yes	Absent	Yes	Yes	Yes	Absent	

- a. **Motion 3:** Tree removal (Ron Larson Tree Service Bids) – Phase I \$11,101.08, Phase II \$13,520.70 – Ratify Vote.

Motion by: Linda

2nd: Tracey

Linda	Tracey	Chele	Tonja	Josh	Jamie	Kristi	Joe	
Yes	Yes	Yes	Absent	Yes	Yes	Yes	Absent	

Meeting adjourned at 7:36PM