

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
June 13, 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	Present	Present	Present	Absent	Present	Absent	

I. Adoption of the Agenda

- a. Adopted

II. Open Forum:

- a. Homeowner concerned that his mailbox stand is falling down. Discussed the 1974 THAI policy that made maintenance requirements of mailbox stands the responsibility of the homeowners represented by the stand. Discussed delinquency collections activities as well as the requirement to have 1.2M in reserves based on the reserve study (we currently have \$30k).

III. Approve Consent Agenda

- a. Approve Meeting minutes of 5-9-2013 – Approved

IV. Treasurers Report

- a. Reviewed legal angle being taken by Windermere regarding collections of delinquencies.
- b. Currently \$46,000 over budget, but looking at money collected due to collection activities we are in a reasonably good cash flow position.
- c. Audit and Pool/Maintenance Committees are over budget. The rest are under budget.

V. Old Business:

- a. Currently only two volunteers for Pool access if the pool is approved for opening.
- b. Reserve Study – still discussing how to address the 1.2M need and how to plan for need.

VI. New Business:

- a. Pool lights, leak & misc. items required by King County – review and vote on AQ bid = \$6,675.01.
- b. Mailbox Responsibility – update 1974 original policy and vote on new resolution.
- c. Clubhouse Reservation change – allow delinquent owners the possibility of renting at the Boards discretion.

VII. Committee Reports/Current Work Summary

- a. **Publicity & Recreation-meets monthly every 4th Tuesday at 7:00PM in the Timberlane clubhouse office.**
 - 1. Rummage Sale coming up on the 22nd of June. First come first serve access to the parking lot for people who want to sell their wares.
 - 2. Trash & Bash is coming up on July 13th.
 - 3. Newsletter articles due June 15th.
- b. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 1st Wednesday of the month at 10:00AM in the Timberlane clubhouse office.**
 - 1. Letters are being sent out to homeowners regarding complaints and issues. Follow-up Fining letters actually follow a process now.
 - 2. Parking stickers have been printed. Educational tool can now be put on the website along with instructions for using it.
- c. **Audit & Nominating-meets monthly at 9:30AM in the Timberlane clubhouse office on the first Monday of each month.**
 - 1. We have one long standing board position open and one new board position open.

d. Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.

1. Pool lights full of water. Aqua Quip thought only seals needed but due to improper installation entire lights need replacing. In addition need stair rails for shallow end stairs. Bid for repairs is \$6,675.01. There is a hope that this will fix the leak. If the pool continues to leak we will have to pay for leak detection and resulting repair requirements.
2. Budgeted for repair for 2013 was just over \$1,000 and we have spent over \$6,000 for additional repairs to date. Linda to ask Chantelle to check the legal requirements of continuing this process based on the need to “maintain Association assets”. Is it legal to stop sinking money into it based on limited assets and so much need.
3. There may be a King County requirement for a cover on the wading pool. We are hoping the locked gate will be sufficient.

VIII. Board Member Comments

- a. The current board is extremely frustrated with limited homeowner involvement and burnout is around the corner.

IX. Table of Motions

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

Motion by: Linda

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

- b. **Motion 2:** Insurance renewal 6.1.13 - \$11,689 Master policy, \$1,008 umbrella, \$694 D&O = ratify 5.16.13 email vote

Motion by: Kristi

2nd: Tracey

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

- c. **Motion 3:** The board at their discretion, may allow a delinquent owner the ability to rent the clubhouse at the non-homeowner rate. This will be formalized in an administrative resolution to be distributed in an upcoming newsletter.

Motion by: Tracey

2nd: Kristi

Linda	Tracey	Chele	Tonja	Josh	Jamie	Kristi	Joe	
Yes	Yes	Yes	Yes	No	Absent	Yes	Absent	

- d. **Motion 4:** Maintenance and replacement of individual mailboxes are the sole responsibility of the lot owner. The kiosk/housing unit is the shared responsibility of the lot owners in which the unit services. The Board will formalize this information, originally adopted in 1974 and republish an updated policy resolution.

Motion by: Linda

2nd: Kristi

Linda	Tracey	Chele	Tonja	Josh	Jamie	Kristi	Joe	
Yes	No	Yes	Yes	No	Absent	Yes	Absent	

Meeting adjourned at 8:30PM