

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
June 14, 2012

Meeting Called By: Linda Caudle
Meeting Called To Order At: 7:07PM
Meeting Purpose: Regular Board Meeting

Roll Call

Linda	Tracey	Chele	Tonja	Josh	Jamie	Bryan		
Present	Present	Absent	Present	Present	Absent (Known)	Arrived 7:20pm		

- I. **Adoption of the Agenda**
 - a. Approved

- II. **Guest Speaker**
 - a. April Quint – a Master Recycler Composter
 - b. Shellie Bates – City of Covington

- III. **Open Forum:**
 - a. None

- IV. **Approve Consent Agenda**
 - a. Approval of special meeting minutes
 - b. Approval of May meeting minutes

- V. **Treasurers Report**
 - a. Down \$14,000 from anticipated income. Expenses are about \$11,000 greater than expected creating a negative income of ~\$25k for this point in the budget.
 - b. Nearly \$350,000 owed in past due assessments.
 - c. Currently 30 active foreclosures, not counting past foreclosures.
 - d. 45 accounts in long standing debt collections.

- VI. **Committee Reports/Current Work Summary**
 - a. **Publicity & Recreation-meets monthly every 4th Tuesday at 7:00PM in the Timberlane clubhouse office.**
 - 1. First annual rummage sale was a success. Talking about doing another one at end of Summer
 - 2. Trash & Bash is coming up next month
 - 3. VBC is going to be held in August with Solid Rock Church
 - b. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 1st Wednesday of the month at 10:00AM in the Timberlane clubhouse office.**
 - 1. Rules book ready to go. Will be sending to printer on Friday and mailing hard copy to all.
 - c. **Audit & Nominating-meets monthly at 7:00PM in the Timberlane clubhouse office on the Monday prior to the Board meeting (held on the 2nd Thursday of every month).**
 - 1. Missing some receipts for reimbursements from 2011. There was some confusion between what was to be done between office staff and accounting staff. Working on tracking them in order to get all records over to auditor for 2011.
 - 2. Changed insurance broker for better responsiveness. Insurance the same, only broker has changed.
 - d. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 - 1. The boiler will be checked next week to make sure it is in working order. Not currently heating the pool until we know that we can open it.
 - 2. Chantelle is currently waiting on King County Health Department to see if we can get a copy of last year’s inspection. It was given to the vendor working on the pool last year, but we were never given a

copy.

3. Until we know if King County will give us an operating permit we will not know if/when it will open.
4. Jen is continuing to come out weekly to keep pool clean and maintained.
5. Pool vacuum extremely old and needs to be replaced at a reasonable time. May be able to rent one in the interim.
6. Regarding entry fees, we can do it – per Chantelle – but it is not recommended for homeowners so as to not appear as additional charge for common property.
7. Revisited cleaning contract.
8. Greenbelts project with Green River moving forward. They are filling out the permit application paperwork and then we will be meeting with the City. Roughly 185 trees need to come down soon, and a total of ~300 to come down eventually due to disease.
9. New Exit doors are complete. Now waiting for electrician to move Exit signs.
10. Pool Bathrooms should be completed by next Friday.
11. Old gutters have been removed and the roof has been cleaned. New gutters will be installed.
12. Alarm system – discussion engaged regarding Protection 1 vs. ADT. Motions to choose ADT fail. Motion to choose Protection One passes.

VII. Board Member Comments

- a. Chele shared info regarding ground breaking of new Covington Park near Tahoma High
- b. Chele shared info regarding Chamber’s 20th Anniversary party on July 12th.
- c. Chele asked when collection late fees will be implemented. All agreed to first of the month following thirty days past Rules & Regulations mailing.
- d. Tracey wants to walk door to door to get people to agree to replacing the pool with a sprinkler park, especially if we can’t open the pool again.
- e.

VIII. Unfinished Business from Last Meeting

- a.

IX. Table of Motions

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

Motion by:
2nd:

Linda	Tracey	Chele	Tonja	Josh	Jamie	Bryan		
Yes	Yes	Yes	Yes	Yes	Absent	Absent		

- b. **Motion 2:** Select ADT Option One

Motion by: Chele
2nd: Bryan

Linda	Tracey	Chele	Tonja	Josh	Jamie	Bryan		
No	No	Yes	Abstain	No	Absent	Yes		

- a. **Motion 3:** Select ADT Option Three

Motion by: Bryan
2nd: Chele

Linda	Tracey	Chele	Tonja	Josh	Jamie	Bryan		
No	No	Yes	Abstain	No	Absent	Yes		

- a. **Motion 4:** Select Protection One Option Three

Motion by: Linda
2nd: Tracey

Linda	Tracey	Chele	Tonja	Josh	Jamie	Bryan		
Yes	Yes	No	Abstain	Yes	Absent	Yes		

- a. **Motion 5:** Make Rental Coordinator a paid hourly employee position

Motion by: Linda
2nd: Tracey

Linda	Tracey	Chele	Tonja	Josh	Jamie	Bryan		
Yes	Yes	Yes	Yes	Yes	Absent	Abstain		

a. Motion 6: Ratify Insurance Renewal with Philadelphia
 Motion by: Chele
 2nd: Josh

Linda	Tracey	Chele	Tonja	Josh	Jamie	Bryan		
Yes	Yes	Yes	Yes	Yes	Absent	Yes		

Open item for next month:
 1. Discuss Drop Off options for payments

Meeting adjourned at 9:14pm