

**Timberlane Homes Association, Inc.**  
**Meeting of the Board of Directors**  
**July 9, 2015**

**Open Forum: No homeowners present**

**Meeting Called By: Linda Caudle**  
**Meeting Called To Order At: 7:05 PM**  
**Meeting Purpose: Regular Board Meeting**

**Roll Call**

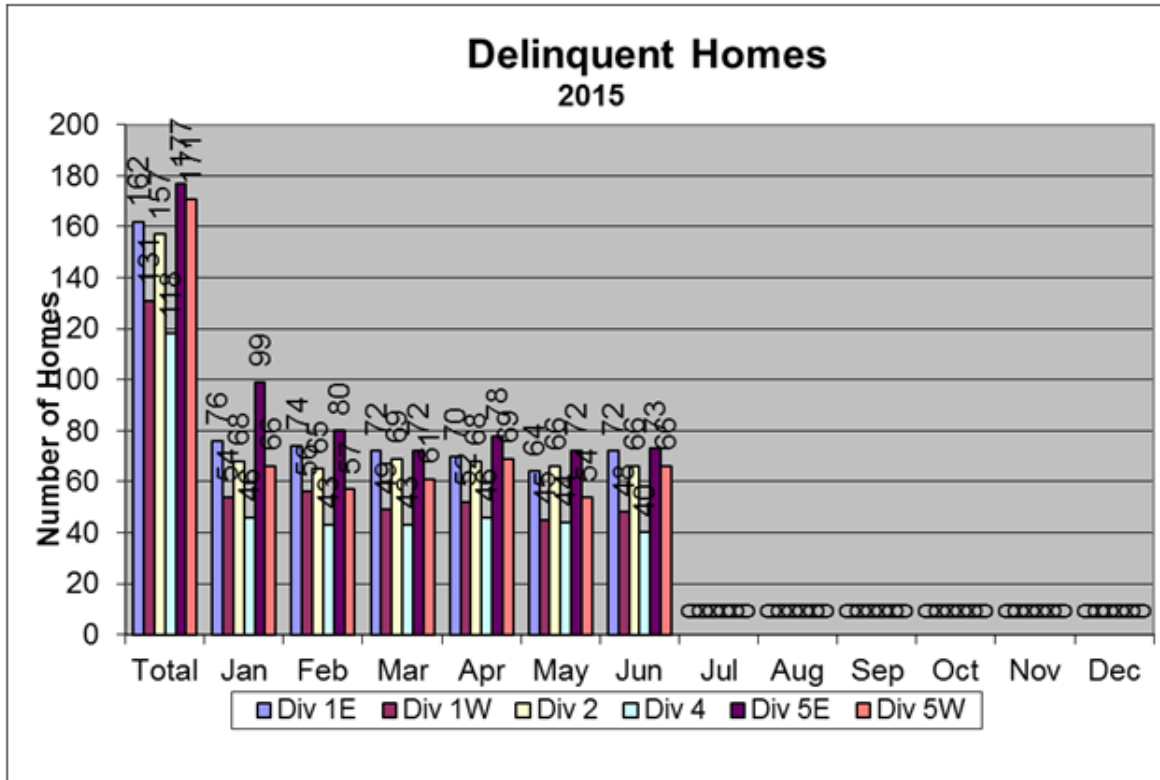
<b>Linda</b>	<b>Tracey</b>	<b>Chele</b>	<b>Josh</b>	<b>Susan</b>	<b>Vacant</b>	<b>Vacant</b>	<b>Vacant</b>	<b>Vacant</b>	<b>Chantelle</b>
Present	Present	Present	Absent	Excused					Present

- I. **Approve Consent Agenda**
  - a. Approve Meeting minutes of June 18, 2015 – Approved
  
- 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. Audit was completed last year.
    - 2. No new Nominees for open board positions.
    - 3. Need further board discussion on how we are going to come up with funds for Reserves and road re-pavement.
  - b. **Publicity & Recreation-meets monthly every 2<sup>nd</sup> Thursday at 5:30PM in the Timberlane clubhouse office.**
    - 1. Trash and Bash this Saturday. Tracey will purchase food tomorrow. Alex and Josh will be in charge of the party in the afternoon. Linda and Chantelle will man the pool. Chele is in charge of bouncy houses.
    - 2. One rental this month and Tracey is taking care of it.
    - 3. The newsletter was just sent out via email with a few hard mail copies.
  - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 1<sup>st</sup> Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
    - 1. 36 letters sent out for compliance and process was reviewed.
    - 2. Will begin planning for encroachments at next ACPC meeting.
    - 3. Notified staff to keep an eye on sales to make not of encroachments when ownership changes.
  - d. **Maintenance & Pool-meets monthly every 3<sup>rd</sup> Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
    - 1. There was no Maintenance Meeting in June, due to change in schedule of the Board Meeting last month.
    - 2. Pool inspection on June 30th was completed. We have a permit!
    - 3. Soft opening for the pool is July 11th (need to discuss how long we will be open that day for Trash and Bash volunteers). We are hoping for July 17th opening, but this is contingent on us finding office staff.
    - 4. Pool packets have been mailed out via Copy It Mail It.
    - 5. Need to place rubber mats on the floors in the dressing rooms and turn on heater to pool.
  
- IV. **Treasurers Report**
  - Review of the June 2015 Financials**
    - Audit Committee Expense – Under budget by \$5,306.03 for June 2015
    - Maintenance Committee Expense – Under budget by \$474.64 for June 2015
    - Pub and Rec Committee Expense – Under budget by \$358.34 for June 2015

- Compliance Committee – Under budget by \$83.83 for June 2015
- Total Expenses were under the Total Income by \$7,650.61 for June 2015
- Total Expenses for the year are under the Total Income by \$209.86
- Error in last month Total Expense for the year. Should have read \$1,242.80
- Percentage of Delinquent Homes for June is 40% (Chart attached showing each division)

**Month End Balance:**

Operating Fund	\$ 109,885.26
Reserve Account	\$ 35,586.48
Petty Cash	\$ 1,500.10
Delinquencies (see Month End Report for Details)	\$ 211,111.02
Total Monthly Expenses	\$ 18,669.64



**V. Unfinished Business:**

- Have three interviews following meeting for pool desk attendants.
- Chair and Table Dolly need to be ordered. Tabled until August to confirm order.
- Cul De Sac Drains – some discussion. Tabled until August to revisit.

**VI. New Business:**

- Discuss purchase of pool vacuum. Vote taken.
- Royal Towing signs placement. Suggestions made. Tabled to August.

**VII. Association Manager’s Report:**

- Backflow testing for the pool complete.

**VIII. Executive Session (7:45pm – 9:05pm)**

- For purposes of pool attendant interviews.
- Continue to review applicants and make a decision as soon as possible.

**IX. Table of Motions**

**Motion 1:** Approval of Consent Agenda  
Motion by: Linda

<b>Linda</b>	<b>Tracey</b>	<b>Chele</b>	<b>Josh</b>	<b>Susan</b>				
Yes	Yes	Yes	Absent	Excused				

**Motion 2:** Spend \$1,199 to purchase a needed pool vacuum.  
Motion by: Linda  
2<sup>nd</sup>: Chele

<b>Linda</b>	<b>Tracey</b>	<b>Chele</b>	<b>Josh</b>	<b>Susan</b>				
Yes	Yes	Yes	Absent	Excused				

**Upcoming Meetings: Board Meeting (2nd Thurs) – August 13, 2015 @ 7pm - TBD**

**Meeting adjourned at 9:18PM**