

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
August 11, 2016

Open Forum: Discussion about cul de sac drain

Meeting Called By: Linda Caudle
Meeting Called To Order At: 7:09 PM
Meeting Purpose: Regular Board Meeting (meets the 2nd Thursday of each month)

Roll Call

Linda	Tracey	Chele	Susan	Vacant	Vacant	Vacant	Vacant	Vacant	Chantelle
Present	Present	Present	Present						Present

- I. **Approve Consent Agenda**
 - a. Approve Meeting minutes of July 15, 2016
 - b. Ratify email vote of 7/21/2016 to purchase pool filters in the amount of \$1,251.00

- 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 July 2016 Financials
Total Expenses were under the Total Income by \$4,543.88 for July and \$58,090.06 under for the year.
 - a. Audit Committee Expense – Under budget for July 2016
 - b. Maintenance Committee Expense – Under budget for July 2016
 - c. Publicity and Recreation Committee Expense – Under budget for July 2016
 - d. Compliance Committee – Under budget for July 2016
 2. No names were submitted for empty board positions.
 - b. **Publicity & Recreation-meets monthly every 2nd Thursday at 5:30PM in the Timberlane clubhouse office.**
 1. The NNO event on 8/2 went very well and was well attended.
 2. There are several rentals over the next few months.
 3. We don't have plans to do an end of summer rummage sale at this time. However, we may decide to have one on short notice.
 4. We are beginning to work on the Halloween party which is scheduled for 10/29 and the Holiday Bazaar which 11/5.
 - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 3rd Tuesday of the month at 7:00PM in the Timberlane clubhouse office.**
 1. Parking issues continue to be a problem. Request we continue to discuss possible options and fast track them.
 - d. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 1. Purchased Pool Filters
 2. Need to get some mortar for the pool coping that fell off.
 3. Need Aqua Quip to fix light in pool
 4. Repaired pool office desk
 5. Need to get a bid to have the concrete walkways and old fountain removed/replaced
 6. Need to get a bid to put down new playground bark.

IV. Treasurers Report

- a. See numbers at end of this document

V. Unfinished Business:

1. Rules & Regulations Update – to be approved once parking issue addressed.
2. Parking Violations, towing signs – tabled for executive session to review legal feedback
3. Greenbelt Easement - Discussion on easement restriction installation. ACPC to get details to Chantelle and bid to be ready for next meeting.

VI. New Business:

- a. Clubhouse floors – review bid to reseal.
- b. Halloween – see motion/vote number 3
- c. Holiday bazaar – see motion/vote number 4
- d. Clubhouse agreement – discuss updates and changes.
- e. Sidewalk repair – Chantelle to get bid
- f. Playground beauty bark – Chantelle to get bid

VII. Association Manager’s Report:

- a. Nothing to report

VIII. Executive Session (taken from 8:10pm to 9:15pm)

- a. Discuss lot 2-015. Board approved installation of fence on home owner’s property.
- b. Parking legal feedback review.

IX. Table of Motions

Motion 1: Approval of Consent Agenda

Motion by: Linda

Linda	Tracey	Chele	Susan					
Yes	Yes	Yes	Yes					

Motion 2: Approve bid from All Season Carpet Cleaning for \$4,500 to reseal clubhouse floors.

Motion by: Chele

2nd: Tracey

Linda	Tracey	Chele	Susan					
Yes	Yes	Yes	Yes					

Motion 3: PR would like to spend \$350 for the Halloween party

Motion by: Tracey

2nd: Susan

Linda	Tracey	Chele	Susan					
Yes	Yes	Yes	Yes					

Motion 4: PR would like to spend \$150 for the Holiday bazaar

Motion by: Tracey

2nd: Susan

Linda	Tracey	Chele	Susan					
Yes	Yes	Yes	Yes					

Motion 5: Approve new rental contract with discussed changes.

Motion by: Tracey

2nd: Chele

Linda	Tracey	Chele	Susan					
Yes	Yes	Yes	Yes					

Meeting adjourned at 9:18PM

Treasurer's Report August 11, 2016

Month End Balance:

Operating Fund	\$149,790.10
Reserve Account	\$ 43,360.50
Petty Cash	\$ 781.26

July Expenses:

Insurance	\$ 654.22
Legal Fees	\$ 00.00
Utilities & Garbage	\$ 3,304.00
Management Svcs.	\$ 5,203.33
Postage & Office Supplies	\$ 132.10
Coupons	\$ 9.06
Escrow Transfer Fees	\$ 1,050.00
Maintenance	\$ 4,553.75
Pool	\$ 2,140.56
Payroll/Taxes/Services	\$ 1,608.18
Security Patrol	\$ 1,506.88
Reserve	\$ 706.50