

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
August 14, 2014

Meeting Called By: Linda Caudle
Meeting Called To Order At: 7:15PM
Meeting Purpose: Regular Board Meeting

Open Forum:

Roll Call

Linda	Tracey	Chele	Tonja	Josh	Kristi			
Present	Present	Present	Present	Absent	Present			

- I. **Approve Consent Agenda**
 - a. Approve Meeting minutes of 7/10/2014 – Approved

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

- III. **Unfinished Business:**
 - a. None

- IV. **New Business:**
 - a. Violation legal enforcement – vote
 - b. Rental contract - updated
 - c. Clubhouse roof leak proposal – review & discuss
 - d. Approve PR Spending for three events.

- V. **Committee Reports/Current Work Summary**
 - a. **Audit & Nominating-meets monthly at 9:00AM in the Timberlane clubhouse office on the first Monday of the month.**
 - 1. Homeowner’s dues are down in July – behind expectations by \$2370.18.
 - 2. Total income remains higher than expenses but delinquent dues up to 42% from 40% in June.
 - 3. Petty cash was used for Trash & Bash.
 - 4. Audit/Nominating is over budget mostly due to increase in insurance premiums.
 - 5. Maintenance/Pool and ACPC is under budget for the month.
 - 6. PR is over budget for July. Printing and Rec/Bazaar events slightly over budget (\$260.46 versus \$233.34)
 - b. **Publicity & Recreation-meets monthly every 2nd Thursday at 5:30PM in the Timberlane clubhouse office.**
 - 1. Newsletter – being very firm on deadline for articles – September 15th for the next mailing.
 - 2. No rentals planned for the rest of the year. Concerning as it is expected income. Some may pop up but we need to consider budgeting for repairs such as holes in the wall and chair/table replacement.
 - 3. Planning rummage sale September 6th.
 - 4. Planning for Halloween, make a difference day and Bazaar.
 - 5. Next year will go back to four newsletters as opposed to the three from this year as it is not working as well as expected.
 - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 1st Wednesday of the month at 10:00AM in the Timberlane clubhouse office.**
 - 1. Total of forty one open complaints being addressed and managed by ACPC and Windermere.
 - 2. As we remove some more are found and added, but many are improving and being removed.
 - 3. System for processing complaints is functional and appears efficient.
 - 4. Had a homeowner join our meeting offering very welcomed input and help.
 - d. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane**

clubhouse office.

1. Removing a tree in division 5 due to its roots affecting homeowner's driveway.
2. Discussed bids for fixing roof leaks. Also received bids for changing doors to pool deck from main hall to walls/windows.
3. Obtained a bid for the fence required by King County between the changing rooms and the pool deck. Unfortunately the information submitted to King County caused new questions and issues for ADA compliance.
4. Greg McLean has been an incredible help with fixing potholes and managing the entire process from beginning to end.

VI. Items for Discussion at next Workshop

- a. Pool concerns
- b. Next newsletter

VII. Table of Motions

Motion 1: Approval of Consent Agenda

Motion by: Linda

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

Motion 2: Approve legal enforcement against one lot in division two noted as habitual offender.

Motion by: Tracey

2nd: Chele

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

Motion 3: Approve the revised rental contract as presented and put into effect as of end of meeting.

Motion by: Tracey

2nd: Kristi

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

Motion 4: Approve bid work from By Ear Construction for roof leak repair in the amount of \$836.22

Motion by: Chele

2nd: Tracey

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

Motion 5: Approve PR spending of \$250 for Halloween, \$50 for make a difference day, \$150 for bazaar.

Motion by: Tracey

2nd: Linda

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

Motion 6: Approve Maintenance spending of approximately \$1,300 for tree removal.

Motion by: Chele

2nd: Linda

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

Meeting adjourned at 8:08PM