

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
August 9, 2012

Meeting Called By: Linda Caudle
Meeting Called To Order At: 7:09PM
Meeting Purpose: Regular Board Meeting

Roll Call

Linda	Tracey	Chele	Tonja	Josh	Jamie	Bryan		
Present	Present	Present	Present	Arrived at 7:45pm	Arrived at 7:13pm	Present		

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

- II. **Open Forum:**
 - a. Homeowner asked for permission to fix drainage at the end of culdesac that is currently pooling up. Listed to vote on.
 - b. New resident came to learn about the HOA and the neighborhood.

- III. **Approve Consent Agenda**
 - a. Approved

- IV. **Treasurers Report**
 - a. Keeping to the budget with the exception of a large accounting bill at the beginning of the year.
 - b. Delinquencies have climbed by over \$3,000 from last month.

- V. **Committee Reports/Current Work Summary**
 - a. **Publicity & Recreation-meets monthly every 4th Tuesday at 7:00PM in the Timberlane clubhouse office.**
 - 1. Annual Trash & Bash had a few less volunteers but we got a lot more trash picked up. We had over 40 donations from local businesses that were raffled off to participants.
 - 2. National Night Out was a huge success! Hot dogs and root beer floats were served and we had removable tattoos, coloring and glow bracelets for the kids.. We estimate about 125 people joined us. The flashlight walk was a great success with about 40 walkers.
 - b. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 1st Wednesday of the month at 10:00AM in the Timberlane clubhouse office.**
 - 1. Committee working on current open complaints to confirm they still exist and getting Chantelle information to get letters out to them pursuant to the new Rules & Regulations.
 - 2. Currently trying to find a good parking compliance process that will allow homeowners to participate in “encouraging” homeowners to park properly.
 - 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. Currently have boxed up all files in preparation for the annual audit. Still a few things to prepare.
 - d. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 - 1. Received notice that Pool Operations Plan is not sufficient. However, they gave no guidance on what needs to be done but they did include a 40 page example.
 - 2. County sent a notice to Orca Pacific that they must be present at the inspection as it was their install.
 - 3. New Alarm system is in. Did receive an incorrect billing for the first billing and Chantelle is working on the correction.
 - 4. There is a quote from By Ear for the following work: put matching panic bars on front doors, French drains for the downspouts, door stops for front doors, window screens, glass to replace plexiglass on doors between pool deck and main hall, and add locks on the doors between the pool deck and the main

hall. Discussed not putting in the locks to allow those doors to be accessible in an emergency, and the importance of replacing the plexiglass.

VI. Board Member Comments

- a. Bryan Lackey resigned effective the end of tonight’s meeting.
- b. Tracey says she is game to enforce the rules. Jamie does as well. We need to plan another board walk around to address parking.
- c. We need to encourage more board members to join. We are now down to 6 and 5 is our minimum.
- d. Tonja is concerned with motorized dirt bikes driving through private drives and green belts. We need to contact the police each time they are accessing the city roads and file a complaint with Chantelle so that ACPC can address the issue.

VII. Unfinished Business from Last Meeting

- a.

VIII. Table of Motions

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

Motion by: Linda
2nd: Chele

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

- b. **Motion 2:** Lot 2-14 (Ms. Applebee) would like permission to fix her own culdesac drainage system, by removing the jersey barriers and putting in a drainage pipe, to avoid the pool of water encapsulating her vehicles and those of her neighbors.

Motion by: Chele
2nd: Linda

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

- a. **Motion 3:** Accept quote from By Ear Construction: put matching panic bars on front doors, French drains for the downspouts, door stops for front doors, window screens, and glass to replace plexiglass on doors between pool deck and main hall. Strike locks on doors between pool deck and main hall.

Motion by: Tracey
2nd: Chele

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

- a. **Motion 4:** Accept By Ear quote for Clubhouse Work Addition – Ratify email vote on 7/18/2012

Motion by: Linda
2nd: Chele

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

- a. **Motion 5:** Accept vote for clubhouse alarm install and monitoring contract – Ratify email vote on 7/18/2012

Motion by: Linda
2nd: Tracey

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

- a. **Motion 6:** Approve the charge of \$826 for permits for major tree removal as per green belt plan.

Motion by: Linda
2nd: Tracey

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

Items for Discussion:

1. Discuss reserve study concerns. Each board member to come to the next workshop with concerns on replacement dates in the current draft of the reserve study.
2. Plan first budget meeting for Thursday 8/30/2012 at 7:00pm in the clubhouse office. Each committee to come prepared with their own draft budget.

Meeting adjourned at 8:43pm