

Timberlane Homes Association, Inc.
Meeting of the Board of Directors
September 10, 2015

Open Forum: No comments

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

Roll Call

Linda	Tracey	Chele	Susan	Vacant	Vacant	Vacant	Vacant	Vacant	Chantelle
Present	Excused- Arrived at 8:28	Present	Present						Present

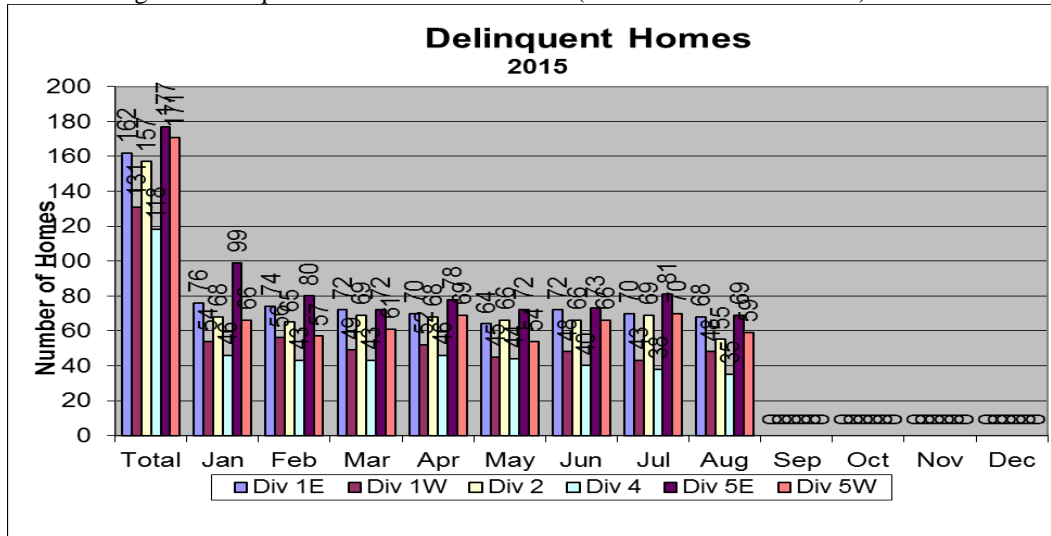
- I. **Approve Consent Agenda**
 - a. Approve Meeting minutes of 8/13/2015 – Approved

- 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. No new Nominees for open board positions.
 2. Need to start working on 2016 budget
 - b. **Publicity & Recreation-meets monthly every 2nd Thursday at 5:30PM in the Timberlane clubhouse office.**
 1. Articles for newsletter 15th of September for October 1st Distribution. Would love to get committee accomplishments.
 2. Halloween party will be the weekend before Halloween. Trunk or Treat still happening in the parking lot on the 31st.
 - c. **Architectural Control & Policy Compliance (ACPC)-meets monthly every 1st Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 1. Starting to plan for addressing encroachments and will be discussing it later in this meeting.
 2. Continuing to work on complaints and addressing them.
 3. Did ask the board to consider updating the rules in the upcoming months.
 - d. **Maintenance & Pool-meets monthly every 3rd Thursday of the month at 7:00PM in the Timberlane clubhouse office.**
 1. No maintenance meeting in August due to conflicting schedules.
 2. Pool is now closed for the season. Discussion to open one more weekend due to rain and cold last two weekends and nice upcoming weekend.
 3. A few tree concerns being vetted through the tree service.

- IV. **Treasurers Report**
 - a. Review of the August 2015 Financials
 - (a) Audit Committee Expense – under budget by \$700.97 for August 2015
 - (b) Maintenance Committee Expense – Over budget by \$1,026.44 for August 2015
 - (c) Pub and Rec Committee Expense – Under budget by \$80.01 for August 2015
 - (d) Compliance Committee – Under budget by \$83.83 for August 2015
 - b. Total Expenses were over the Total Income by \$4,862.86 for August 2015
 - c. Total Expenses for the year are over the Total Income by \$10,954.22

d. Percentage of Delinquent Homes for June is 36% (5% lower than last month)



V. Unfinished Business:

- a. Cul De Sac Drains – in process and dealing with challenges as well as they arrive.
- b. Tow sign posts. Motion to approve bid to install.
- c. 2016 Reserve Study – in process and approved last meeting.

VI. New Business:

- a. Purple lights night – motion to approve donation.
- b. Kent Regional Fire Authority – will invite them to do a presentation at the annual meeting.
- c. Preliminary encroachment plan – Discussion of plan and moving forward. Also covered ATV greenbelt use and greenbelt beautification by homeowners.
- d. Diana’s Cleaning schedule – request to adjust cleaning times. Agreed to allow but if any conflict arises we can readdress.
- e. 2016 draft budget. October 8th meeting primarily reserved for budget.

VII. Association Manager’s Report:

- a. 8 New homeowners
- b. Clubhouse rental coming up October 3rd.

VIII. Executive Session (Called at 8:17 – return 8:30pm)

- a. To discuss green belt post installations and residential complaint. Chele abstained from discussion due to conflict of interest.
- b. By form of motion number five issue addressed.

IX. Table of Motions

Motion 1: Approval of Consent Agenda

Motion by: Linda

Linda	Tracey	Chele	Susan					
Yes	Absent	Yes	Yes					

Motion 2: Approve bid from Dynamic Construction to install posts for towing signs in the amount of \$912.49

Motion by: Linda

2nd: Chele

Linda	Tracey	Chele	Susan					
Yes	Absent	Yes	Yes					

Motion 3: Donate \$100 to Purple Lights Night

Motion by: Susan

2nd: Linda

Linda	Tracey	Chele	Susan					
Yes	Absent	Yes	Yes					

Motion 4: In order to support the ongoing effort to eliminate parking in greenbelt easements board approves ACPC presentation to install bollards in cul de sac/greenbelt easements.

Motion by: Linda
 2nd: Susan

Linda	Tracey	Chele	Susan					
Yes	Yes	Abstain	Yes					

Motion 5: When a parking bollard is installed in a cul de sac greenbelt easement the standard will be between 7 to 8 feet from the edge of the pavement, subject to “Call to Dig/811” information. Notices will be sent to those owners affected by the Management office prior to the work starting.

Motion by: Susan
 2nd: Linda

Linda	Tracey	Chele	Susan					
Yes	Yes	Abstain	Yes					

Upcoming Meetings: October 8, 2015 @ 7pm

Meeting adjourned at 8:40PM