



**OPEN SESSION OF THE BOARD OF DIRECTORS
MEETING MINUTES**

February 22nd, 2021

Upon due notice to the membership, the Open Session was held Monday, February 22, 2021 at 6:58 PM, immediately following the Annual Election.

CALL TO ORDER

There being a quorum present, *upon a motion duly made, seconded, and carried the Board called the meeting to order at 6:58 PM, immediately following the Annual Election.*

Board Members Present:	Joanne Fisher	President
	Dmitry Pasternak	Vice President
	Amanda Oberg	Treasurer
	Matthew Hallisy	Director at Large
	Ben Adelstein	Secretary

Management de Novo, Inc: Elizabeth J. Buenrostro Community Manager

Homeowners: Numerous owners were in attendance.

CALLED TO ORDER & INTRODUCTIONS

The Chair of the Meeting called the meeting to order and introduced the Board members and Management to all the members present. Special thanks to the past Board Member and their service. Welcome Amanda Oberg to the Board, thank you for serving as the new Treasurer.

HOMEOWNER OPEN FORUM

We just adjourned from the Annual Election so there were not a lot of items for discussion in Open time. Termite discussions were had, landscape concerns, maintenance schedules and much appreciation was expressed to the Board for their extraordinary efforts.

APPROVE PRIOR MEETING MINUTES

The Board reviewed the Open Session Minutes from January 25, 2021. *A Motion was duly made, seconded and unanimously carried to approve the Regular Session Minutes of the meeting from January 25, 2021 as presented.*

TLII THRIVING TOWER GARDEN UPDATE

Jacques St Cyr presented an update on the Thriving Towers. The harvest is plentiful, and the towers are a resounding success. Each event is sold out and the towers should pay for themselves soon. Management is tracking the costs in the financial statement and will ensure the accounting is clear for the owners to see the income and expenses reflected clearly.

Much thanks were expressed to Jacques for his hard work and wonderful contribution to the neighborhood with this cutting-edge food for all program.

EXECUTIVE MEETING DISCLOSURE

The Board discussed legal matters, collections, enforcement Issues, and contracts in the Executive Meeting.

FINANCIAL REPORTS

Jan. 2021 Financial Statements: On a monthly basis, Management prepares a packet with the financial activity. The following summary of the January 2021 financial statement is provided to highlight key data.

Operating Cash:	\$ 3,251.76
Reserve Cash:	\$ 849,326.76
Accounts Receivable:	\$ 9,229.68
Prepaid Assessments:	\$ 9,975.60
Net Income/(Loss):	\$ (4,926.35)
YTD Income:	\$ 311,944.12
YTD Expenses:	\$ 316,427.11
YTD Surplus/(Deficit):	\$ (4,482.99)
Operating Cash:	\$ 3,251.76

Collections

A full report was reviewed in the Executive meeting and no further action was needed at this time.

A motion was duly made, seconded and unanimously carried to approve the financial report for placement on file for Review by the independent CPA.

ARCHITECTURAL

9772 Caminito Doha: Homeowner wishes to cover A/C piper and paint them the same color as the wall to blend in.

In the efforts to ensure continuity this request was denied.

Address	Arch. Description	Board Decision
9772 Caminito Doha	Homeowner was sent courtesy notice to relocate refrigerant pipes on their A/C unit. They wish to instead cover the pipes and paint it the same color as the wall to blend in.	This request was Denied

MAINTENANCE AND ACTION ITEMS

Termite Project Update: Update on the progress and schedule of the termite treatment from Hume & Co. Weekly Zoom calls are ongoing. We are working with Hume to ensure a successful program. The continuing schedule is as follows:

Section	Zoom Meeting Date	Fumigation Date
1	January 19, 2021 at 6:00PM	February 1-3 2021 COMPLETE
2	January 26, 2021 at 6:00PM	February 8-10 2021 COMPLETE
3	February 02, 2021 at 6:00PM	February 16-18 2021 COMPLETE
4	February 09, 2021 at 6:00PM	February 22-24 2021 COMPLETE
5	February 09, 2021 at 6:00PM	February 22-24 2021 COMPLETE
6	February 16, 2021 at 6:00PM	March 1-3 2021
7	February 23, 2021 at 6:00PM	March 8-10 2021

Landscape Matters: An inspection report was enclosed for Boards review and information. No further action needed at this time.

Backflow Replacements Update: Cam Agadir backflow was replaced on February 2nd. Cam Doha was replaced on February 12th. This project is complete.

Street Work Update: Red curb work scheduled for early Spring and the trip hazards should be addressed prior to the street repair. Trip hazard review needs more study.

Proposed Gang Mailboxes Location and Plan: More study is needed on this project and this will be discussed further with a committee.

ASAP Drain Guys & Plumbing: ***A motion was duly made, seconded and unanimously carried to ratify the slab leak work located at 10285 Caminito Agadir. This is a reserve expense.***

Next Meeting Date and Adjournment

The next meeting of the Timberlane II Property Owners Association Board meeting will be held on the last Monday of the month, March 29th, 2021, it will be held electronically via Zoom video conference. ***Upon a motion duly made, seconded, and unanimously carried the meeting was adjourned at 8:47 PM.***

Dated: March 29, 2021



Recording Secretary