



**OPEN SESSION OF THE BOARD OF DIRECTORS
MEETING MINUTES
January 24, 2022**

Upon due notice to the membership, the Open Session was held Monday, January 24, 2022, immediately following the Executive Meeting at 6:00 PM, via Zoom.

CALL TO ORDER

There being a quorum present, ***upon a motion duly made, seconded, and carried the Board called the meeting to order at 6:06 P.M.*** The Chair of the Meeting introduced the Board and members present.

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

Board Members Not Present:	Ben Adelstein	Secretary
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Management de Novo, Inc:	Elizabeth J. Buenrostro Community Manager
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Others:	Numerous Homeowners were in attendance
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HOMEOWNER OPEN FORUM

It was noted that there is a lot of noise in the middle of the night from the commercial facilities near the community, particularly from Iron Mountain. Management provided the owner with a number for a noise complaint to the City, the number is 619-531-2000.

It was noted that residents are parking in the guest spaces on a regular basis. It was also noted that people are parking in the fire lanes. If residents park in the fire lanes they could be towed at any time. The tow company provides random patrols and tow vehicles illegally parked.

Owners are excited about the new mailboxes and lots of questions were had and answered. They are being installed slowly and 4 keys are provided to the owners, Dmitry Pasternak is helping to distribute the keys.

Owners expressed appreciation to the Board for their tireless efforts on behalf of the community.

APPROVE PRIOR MEETING MINUTES

The Board reviewed the Open Session Minutes from November 22, 2021. ***Upon a motion made, seconded and unanimously carried to approve the Regular Session Minutes of the meeting from November 22, 2021, as presented.*** Owner's asked management to ensure Minutes are posted to the portal on a timely basis and management will be sure to do so.

EXECUTIVE MEETING DISCLOSURE

The Board discussed legal matters, collections and enforcement matters during the Executive Meeting that was held immediately before this Open Meeting.

FINANCIAL REPORTS

Financial Statements Update: Financial reports will be presented quarterly as agreed upon. Management will continue to reconcile the books monthly but won't print, send, or present the reports until the end of the quarter. It was noted that there is \$828,000 in the reserve's accounts at this time.

Annual Independent CPA Review, Review and Approval: The Board reviewed the annual independent CPA Review completed by Greg Villard.

A motion was made, seconded and carried to approve the proposal as presented by Greg Villard CPA to prepare the taxes and the annual review.

Report on Water and Utility Usage

Management provided the most up to date report on the water and utility usage within the community. ***No action needed at this time.***

Collections

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

ARCHITECTURAL

Architectural Matters: There were no Architectural matters to discuss at the Open meeting. The Board did discuss few items in the Executive Meeting relating to Architectural enforcement. ***No action needed at this time.***

MAINTENANCE AND ACTION ITEMS

- A. CC&R Update: Management has received the draft documents and ballot from legal with regards to the CC&R amendments which will include submeters. In speaking with legal it would not be financially feasible to redline the documents as Word was not available in the 1970's when the documents were originally created, and they would have to manually retype the entire package. They did recommend that they meet with the Board via Zoom and go over the documents.

B. Pool Report:

- I. Signage Update: Management confirmed with Tom from Rancho Bernardo Pool & Spa that the times and pool capacity limits have been corrected.
- II. Pool Resurfacing Proposals and Plan: The Board was presented with the proposal from PS2000, with a proposal amount of \$45,622.00. Management has reached out to four other companies (Blue Moon Pools, Kurts Pools, Berni's Pools, and Island Construction) multiple times for proposals. Blue Moon Pools is the only one to contact us back, they will be out to inspect the pool area and provide a proposal on February 14th at 12:00 PM. ***No further action needed at this time.***

Tom Kokjohn from Rancho Bernardo Pools provided Management with the following 2022 items/repairs that the Board needs to keep in consideration:

- Spa Circulation Motor Pump: The pump is failing. It is becoming louder and will soon become too loud. He has currently muffled it to reduce excessive noise, but it should be replaced soon. The Pelta-Air Inteliflow will cost approximately \$800.00.
- The Pool Filter: The current filter is original from TLII's inception and is undersized for the bather load in the summer. Tom recommends that we upsize the pool filter to a 60 sq. ft size assembly for approximately \$1,400.00 if the item is available considering the supply chain issues.

Upon a motion made and carried, the Board approved the cost of \$1,400.00 to replace the pool filter immediately, as supply chain allows.

- Chemicals: The price of chemicals has gone up considerably by 22% and there is no end in sight. Tom suggests that the Board consider turning the system to saltwater chlorination. This new chlorinator system would cost about \$1,500.00. While this is a steep price, it would considerably cut the costs of chemicals and pay off well in a short amount of time. ***Tom Kokjohn will be asked to attend the next meeting for further discussion.***
- III. Pool Step Slip Grips: It has been reported that the steps of the pool are getting quite slippery. Management presented a proposal from Innovative Solutions for a total of \$1,000.

Upon a motion made, seconded and unanimously carried, the Board approved Innovative Solutions to install no slip grips to the stairs in the pool area for a total of \$1,000.00.

- C. Mailbox Installation Progress Report: We have finally embarked on the locking mailbox project! The McKowski's team has started the first batch of mailboxes (9701/9703/9705/9707 Doha.

Board member Dmitry Pasternak has graciously assisted with handing out keys for the new boxes to homeowners.

- D. Parking Rules Enforcement: The Board reviewed an article containing information on guest parking rules in HOA's. Board member, Dmitry Pasternak, proposes changing the rules on guest parking in the revised CC&Rs.

With the increased instances of people violating the HOA parking rules by either parking their vehicle in guest parking or parking in violation of fire lanes Management has requested that Western Towing increase their daytime and nighttime patrols. They will immediately tow any vehicle in violation of fire lanes.

- E. Landscape Update and Report: The Board reviewed the updated report from Jessie Whitmayer at Heritage Landscaping regarding projects completed since last meeting.

Upon a motion made, seconded, and unanimously carried, the Board approved a not to exceed \$500.00 for landscape improvements each month. Dmitry Pasternak will work in conjunction with management and direct the landscaper with the improvements available with these funds.

- F. Inspection Reports: Enclosed for the Boards review was the January inspection report. ***No action needed at this time.***

- G. Other Business/ Correspondence: The Board reviewed correspondence received by Management since the last meeting.

- I. Future Meeting Date:
 - February 28th, 2022

- II. Future Agenda Items:
 - CC&R Amendments
 - Pool Resurfacing
 - Termite Inspection
 - Tree Trimming

Next Meeting Date and Adjournment

The next Open Board Meeting of the Timberlane II Property Owners Association will be held on the last Monday of the month, February 28, 2022 at 6:00 P.M. via Zoom.

Upon a motion duly made, seconded, and unanimously carried the meeting was adjourned at 7:43 P.M.

Dated: 2/28/22



Recording Secretary