



**OPEN SESSION OF THE BOARD OF DIRECTORS
MEETING MINUTES
March 27, 2023**

Upon due notice to the membership, the Open Session was held Monday, March 27, 2023, at the Community Clubhouse 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 5:14 PM.*** The Chair of the Meeting introduced the Board and members present.

Board Members Present:	Joanne Fisher	President
	Janis Stevens	Vice President/Treasurer
	Ben Adelstein	Secretary
	Steve Morley	Director at Large
	Alan Lustigson	Director at Large

Board Member Absent: None

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

Others: Numerous owners were in attendance

APPROVE PRIOR MEETING MINUTES

Upon a motion made, seconded, and unanimously carried the Board voted to approve the Regular Session Minutes of the meeting was February 27, 2023.

BOARD MEMBER RESIGNATION AND BOARD MEMBER APPOINTMENT

Board Member Janis Stevens submitted her resignation from her position on the Board of Directors. ***Upon a motion made, seconded and unanimously carried, the Board accepted the resignation.***

After discussion and consideration, since the election was so recent the Board talked about appointing the member that had the next highest number of votes of the membership to fill Ms. Stevens' term.

Upon a motion made, seconded, and unanimously carried, the Board voted to appoint Amanda Oberg to fill the two-year term.

ORGANIZATIONAL MEETING

Upon a motion made, seconded, and carried the Board voted to ratify the Organizational appointments as follows:

Joanne Fisher	President
Steve Morley	Vice President
Ben Adelstein	Secretary
Amanda Oberg	Treasurer
Alan Lustigson	Director at Large

GUEST SPEAKER

Bridgette Tabor of Farmers Insurance attended the meeting to talk about the insurance markets. She expressed that she believes Farmers will likely renew the policy next year. It is not a guarantee, however, very likely. ***Upon a motion made, seconded, and carried the Board voted not to request the 5-year loss runs for the current carrier so there are no concerns from the underwriters about canceling the policy early. It was noted the Board will do everything possible to stay in the admitted markets.***

EXECUTIVE MEETING DISCLOSURE

Legal Matters, collections , Enforcement Issues and Contracts were discussed.

FINANCIAL REPORTS

February 2023 Financial Statements: Management prepares a packet with the financial activity. The following summary of the February 2023 financial statement was provided to highlight key data.

	February 2023
Operating Cash:	\$68,881.00
Reserve Cash:	\$924,098.39
Accounts Receivable:	\$11,448.75
Prepaid Assessments:	\$14,327.76
Net Proceeds:	\$286.47
YTD Income:	\$434,107.13
YTD Expenses:	\$422,245.47
YTD Proceeds:	\$11,861.66

Upon a motion was made, seconded and carried, the Board tabled the approval of the February 28, 2023 Financials until next month’s meeting.

Upon a motion made, seconded, and carried the Board voted to have the matured T-bills reinvested into a 13-week T-bill or CDs, whichever offers the best interest rate. This will be coordinated with treasurer Amanda Oberg. Joanne Fisher abstained from the vote.

The approval of the Annual CPA Independent Review was tabled for further consideration and will be revisited at the April meeting.

Report on Water and Utility Usage: Enclosed for the board information was the most up to date report on the water and utility usage within the community Management provided the most up to date report on the water and utility usage within the community. ***No additional action needed.***

Collections: As reviewed in the collections portion of the Executive Packet. A full report was reviewed by the Board of Directors in the Executive meeting and ***no further action is needed at this time.***

ARCHITECTURAL

Architectural Matters: There was one application to review, 9712 Caminito Doha: Requesting to install solar panels ***Upon a motion made, seconded, and unanimously carried, the Board approved the application and ratified the previous approvals of the Architectural Committee.***

MAINTENANCE AND ACTION ITEMS

Document Update: ***Due to a desire to ensure owners have the opportunity to vote on the Document update the Special Meeting has been reconvened to the next Board meeting set for April 24, 2023. This matter will be revisited and considered at that time.***

Roof Repair Plan, Finance, Strategy: The Board discussed a financing strategy for the roofing repair work expense that included roof repair loan and Insurance feedback. ***Upon a motion was made, seconded, and unanimously carried, the Board appointed Amanda Oberg as the Chairman of the committee to ensure the loan and roof project proceed as planned. She will be Chairman of the Finance/Loan Committee and Roof Project.***

Speeding and 5MPH Speed Limit Rule Discussion and Approval: Discussion needs to be had regarding the speeding problem within the community and proposing a rule to change the speed limit within the community to 5MPH. If approved this rule will be sent out to homeowners for the 30-day comment period before approval at the next meeting on April 24th.

Upon a motion made, seconded and unanimously carried, the Board tabled this item for a later meeting.

Board of Directors Code of Conduct Discussion: This matter was tabled at this time. A redraft is needed.

Shared Fence on Caminito Agadir Discussion: Enclosed for the Boards review and discussion was correspondence between Management and the neighboring HOA on Caminito Agadir regarding a fence that is shared between the two communities that is in disrepair. ***No action at this time, this is the neighbors' issue and if they want to repair the fence they will need to do so and or show the Board the properly line.***

Emergency Tree Removal/ Trimming Proposal Ratification: The Board must ratify the proposal from Rainforest Removal Services for the emergency removal of a Eucalyptus tree behind Caminito Doha on the Hendrix Pond side of the property. This tree was reported by the City of San Diego City Grounds Maintenance Manager Jessica Gonzalez. The immediate concern was that the tree would fall onto homes on Caminito Doha.

Upon a motion made, seconded and unanimously carried, the Board ratified the approval of the Rainforest Removal Services Emergency Tree Removal / Trimming proposal. This is to be paid for from the reserves.

Maintenance Log: The Board reviewed the new maintenance log that includes work needed from McKowski's, Heritage Landscaping, and Management. Thank you to Janis Stevens for her help creating the log. ***No further action needed at this time.***

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

Future Meeting Dates:

- April 24th, 2023
- May 22th, 2023
- June 26th, 2023
- July 24st, 2023
- August 28th, 2023

Next Meeting Date and Adjournment

The next Open Board Meeting of the Timberlane II Property Owners Association is scheduled for April 24th, 2023 at the Clubhouse.

Upon a motion duly made, seconded, and unanimously carried the meeting was adjourned at 7:51 P.M.

Dated: 4/24/23

SB on behalf of the Board
Recording Secretary