



**OPEN SESSION OF THE BOARD OF DIRECTORS
MEETING MINUTES
April 24, 2023**

Upon due notice to the membership, the Open Session was held Monday, April 24, 2023, at the Community Clubhouse immediately following the Reconvened Ballot Count for the CC&R and Bylaw Amendments. The Ballot count will again be reconvened next month on May 22, 2023. The Board wants to ensure all owners are able to cast their ballots.

CALL TO ORDER

There being a quorum present, ***upon a motion duly made, seconded, and carried the Board called the meeting to order at 5:06 PM.*** The Chair of the Meeting introduced the Board and members present.

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

Board Member Absent: None

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

Others: Guest- eSummers Insurance Agent Presentation
 Guest – Pin Waste (Trash Hauler)
 Guest – New Building Maintenance Contractor Introduction
 Three owners were in attendance

GUEST SPEAKER

Guest Insurance Agent Presentation(Jayson Summers) -eSummers Insurance, he shared ways to use the California FAIR plan to cover for wildfire insurance if the current agent is not able to secure coverage.

Guest – Pin Waste (Trash Hauler) – They discussed green composting and will work with our current provider to see if he can get a better deal for the owners on the trash cost.

Guest – New Building Maintenance Contractor Introduction- the new contractor was in attendance to say hello and meet the Board.

APPROVE PRIOR MEETING MINUTES

The Board reviewed the Open Session Minutes from March 27, 2023. ***Upon a motion made, seconded, and unanimously carried, the Board voted to approve the Regular Session Minutes of the March 27, 2023 meeting.***

EXECUTIVE MEETING DISCLOSURE

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

FINANCIAL REPORTS

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

	<u>February 2023</u>
Operating Cash:	\$ 67,947.40
Reserve Cash:	\$925,030.36
Accounts Receivable:	\$ 11,448.75
Prepaid Assessments:	\$ 14,327.76
Net Proceeds:	(\$ 85.62)
YTD Income:	\$434,107.13
YTD Expenses:	\$418,099.54
YTD Proceeds:	\$ 16,007.59

The Board tabled the approval of the February 2023 Financials until next month’s meeting pending further information.

Independent CPA Annual Review: The Board was presented with the annual review of taxes for approval of 2022. ***The approval was tabled at this time for further review.***

2023-2024 Reserve Study Review: Enclosed is the 2023-2024 reserve study for your review. ***After lengthy review and consideration, upon a motion made, seconded, and unanimously carried, the Board approved the 2023-2024 reserve study submitted by A Reserve Company.***

Budget Report: The Board was presented with budget options for the 2023-2024 budget. ***The Board determined they will wait to approve next year’s budget until the next meeting as further consideration is needed.***

Report on Water and Utility Usage: The Board was presented with the most up to date report on the water and utility usage within the community. ***This is for the Boards information only and no action was needed.***

Collections: *As reviewed in the collections portion of the Executive Packet. No action needed.*

ARCHITECTURAL

Architectural Matters: Currently there were two architectural applications, one for an AC installation and a solar application at the same address of 9712 Caminito Doha. ***Upon a motion made, seconded, and unanimously carried, the Board approved the applications and ratified the previous approvals of the Architectural Committee.***

MAINTENANCE AND ACTION ITEMS

CC&Rs and Bylaws Update and Plan: It was noted that the Board wants to ensure that all owners are able to get their ballots in so the meeting to count the ballots has again been reconvened to the next meeting, May 22, 2023 at 5:00 PM.

Roof Replacement Proposals: The Board reviewed the reroofing proposals provided.

<u>Company</u>	<u>Price</u>
Premier Roofing	\$1,404,200.00
Temecula Roofing	\$1,187,550.00
Ridge to Rake Roofing	\$971,850.00
Martin Roofing	Pending

Landscaping Items: The Board reviewed three landscape improvement proposals from Heritage Landscape.

- 1. ***Various improvements: \$12,635.00***
 - 2. ***Various improvements: \$2,965.00***
 - 3. ***Various Improvements: \$1,183.00***
- Total \$16,783.00***

It was requested by Steve Morley that the Board have a budget number set aside for landscape improvements each month. This will be placed on next month’s Board Agenda for review and consideration.

Property Walk and Inspection: The most recent property walk and inspection was presented to the Board.

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

Future Meeting Dates:

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

Next Meeting Date and Adjournment

The next Open Board Meeting of the Timberlane II Property Owners Association is scheduled for May 22, 2023 at the Clubhouse.

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 7:49 P.M.

Dated: 5/22/23

SB on behalf of the Board
Recording Secretary