

**OPEN SESSION OF THE BOARD OF DIRECTORS
MEETING MINUTES
April 25, 2022**

Upon due notice to the membership, the Open Session was held Monday, April 25, 2022, immediately following the Annual Meeting and we met at the club house and had a pizza party for the owners.

CALL TO ORDER

There being a quorum present, ***upon a motion duly made, seconded, and carried the Board called the meeting to order at 5:22 P.M.*** The Chair of the Meeting introduced the Board and members present.

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

Board Member Absent: None

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

Others: Numerous owners (7) were in attendance

APPROVE PRIOR MEETING MINUTES

The Board reviewed the Open Session Minutes from March 30, 2022. ***Upon a motion made, seconded, and unanimously carried to approve the Regular Session Minutes of the meeting from March 30, 2022 as presented.***

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 will not print, send, or present the reports until the end of the quarter.

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 applications to review.*

MAINTENANCE AND ACTION ITEMS

CC&R Document Update: The Board reviewed the CC&R documents from the attorney that included their comments. The members talked about the documents and the implications for a lengthy period of time. ***No action needed at this time.***

Pool Resurfacing Schedule: Management has reached out to Blue Moon Pools and the repair and resurfacing on the pool is scheduled to start October 4th with the draining of both the pool and spa. The demo and rebuild starts on October 6th and the work is estimated to run till about October 27th.

Automatic Pool Gate Lock: Management has reached out to Grizzly Lock and Key to get the price of an automatic lock on the gate. This would prevent usage of the pool area after the posted times. Unfortunately, they couldn't find any options for us that don't involve a key card or fob. There would also need to be a low voltage electrical hook up due to the timer and Grizzly does not do electrical.

They were kind enough to give us the name of California Commercial Security who may be able to help us. Neither company has options that will work to close the pool each night with our current locking mechanism.

Roofing Update: Management has reached out to multiple roofing companies including RSI, Premier Roofing, Premium Roofing, and Martin Roofing. At this time, we have received only the proposal from Premier Roofing which is our current roofing company. Unfortunately, this is going to be an extremely expensive process. ***The cost from Premier is \$1,319,475.00.***

Termite Inspections Update: Management has reached out to Hume & Company to schedule the yearly termite inspections for May 18-20, 2022. They are currently working on a schedule and will provide this to us as soon as they complete it. Management will handle to co-ordination with residents.

Mailbox Installation Progress Report: Slow and steady progress is being made with the mailbox replacement program. Owners are thrilled with the new mailboxes.

Landscape Update and Report: The Board reviewed the updated report from Jessie Whitmayer, of Heritage Landscaping, regarding projects completed since last meeting. ***No action needed at this time.***

Inspection Reports: The Boards reviewed the current inspection reports. ***No action needed at this time.***

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

Future Meeting Dates:

- May 23rd, 2022 (Moved up a week due to Memorial Day)
- June 27th, 2022
- July 25th, 2022
- August 29th, 2022
- September 26th, 2022


- October 24th, 2022
- November 28th, 2022
- December 19th, 2022 (or no meeting tbd)

Next Meeting Date and Adjournment

The next Open Board Meeting of the Timberlane II Property Owners Association will ***usually be held on the last Monday of the month.*** The March meeting is scheduled for May 23, 2022 at 6:00 P.M. at the club house.

Upon a motion duly made, seconded, and unanimously carried the meeting was adjourned at 6:54 P.M. and the Board reconvened the Executive Meeting at this time.

Dated: 05/23/2022

 for the Board
Recording Secretary

