



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

April 26th, 2021

Upon due notice to the membership, the Open Session was held Monday, April 26th, 2021 at, immediately following the Executive Meeting.

CALL TO ORDER

There being a quorum present, *upon a motion duly made, seconded, and carried the Board called the meeting to order at 6:00 P.M.*

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.

GUEST SPEAKER

Co Lee Greve attended the meeting to discuss the Reserve Study and answer any questions the owners and Board have on this year’s study. The Reserve Study was approved by the Board and will be sent to the owners with the new year’s budget.

HOMEOWNER OPEN FORUM

An owner asked about a new fence that was built by a neighbor and if the Board has a plan to take care of the broken down/termite infested existing fence in front of the new fence, this is located behind 9761 Cam Doha. The Board has communicating with the neighbor and has addressed the matter. The plan is to remove the dilapidated fence and to plant shrubs/ possibly trees to shield the new fence as much as possible.

It was noted that the landscape on Agadir needs to be improved. The landscapers must pick up cuttings and burlap bags full of waste materials as the work is being done and not leave it for extended periods of time.

An owner asked about a long outstanding maintenance item with the front door.

Questions were had about an area with erosion, the Board will look at the area and come up with a plan, additionally concerns were expressed about the trees marked for removal. It was noted that the trees marked were done by the arborist, no one wants to remove trees, however, they were noted as dangerous and will cause damage and that is why they have been marked for removal.

Additional concerns about landscape were expressed and trash pickup in the common areas. Owners and residents please be sure to pick up your trash when it is dropped.

It was noted that balconies are ready to be painted. Management and maintenance should take an inventory and once the termite work is completed begin the rotation of the painting of the balconies.

Owners thanked the Board for their hard work and expressed appreciation.

APPROVE PRIOR MEETING MINUTES

The Board reviewed the Open Session Minutes from March 29, 2021. ***A Motion was duly made, seconded and unanimously carried to approve the Regular Session Minutes of the meeting from March 29, 2021 as presented.***

TLII THRIVING TOWER GARDEN UPDATE

A report was given on the Towners and a harvest will be planned soon. Notice will be provided so everyone can join in on the fun.

EXECUTIVE MEETING DISCLOSURE

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

FINANCIAL REPORTS

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

Operating Cash:	\$ 23,257.69
Reserve Cash:	\$ 811,763.98
Accounts Receivable:	\$ 6,707.60
Prepaid Assessments:	\$ 14,036.40
Net Income/(Loss):	\$ (412.94)
YTD Income:	\$ 467,146.26

YTD Expenses:	\$	467,227.56
YTD Surplus/(Deficit):	\$	(81.30)

A Motion was made, seconded and carried to accept the financial statement for March 2021.

Collections

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

Budget Review and Approval: Budget to be provided by Treasurer or see last month’s packet with 3 proposed budgets: with zero increase, 10% and 20 % increases.

After lengthy discussion and debate, a Motion was made, seconded, and carried unanimously to accept the proposed 2021-2022 budget with a \$20.00 increase, half for operating expenses and the other to build reserves for future expenses.

ARCHITECTURAL

After lengthy discussion a Motion was made, seconded and carried unanimously to deny the application for the 7-foot fence that was submitted by 9761 Cam Doha. All actions of the committee were ratified by the Board.

MAINTENANCE AND ACTION ITEMS

- a. Landscape and Tree Removals: A report was presented along with multiple bids to remove the trees that were deemed dangerous by the arborist.

After lengthy discussion and debate, a Motion was made, seconded and carried unanimously to proceed with Vista Valley Tree Care to remove the trees as marked and highlighted. These funds of \$22,330 will be taken from the reserves.

- b. Termite Project Update: Lengthy discussion was had regarding the remediation and repairs that are needed now that the termites have been eradicated. It was noted that the Board will notify owners if work is required in their units and allow the owner the opportunity to do the repairs on their own. If the repairs are not done within the specified period, the HOA will complete the repairs and charge the owner the direct cost. All owners and residents will be notified in advance.
- c. Mailbox Update: Proposals pending. These proposals will use the existing mailbox location and installing a locking box on the stands. We will need to determine box drop locations for larger parcel deliveries.
- d. Street Work, Speed Hump Plan: The street work is scheduled for May 24 – May 27. The path between Caminito Doha and Caminito Agadir was done April 19-April 23. Speed humps are contracted to remain the same.

- e. Inspection Reports: Were reviewed in detail.

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, May 24, 2021, it will be held electronically via Zoom video conference. ***Upon a motion duly made, seconded, and unanimously carried the meeting was adjourned at 7:47 P.M.***

Dated: 5/27/2021



Recording Secretary

For The Board.