



**OPEN SESSION OF THE BOARD OF DIRECTORS
MEETING MINUTES
May 24th, 2021**

Upon due notice to the membership, the Open Session was held Monday, May 24th, 2021 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 6:01 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: Five (5) 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

Nathan of Parking Boss systems was at the meeting to discuss how the Parking Boss system works. It was designed by HOA members when they were faced with guest parking challenges, he said they understand the HOA needs. He stated it is a vehicle registration system that is easy to use by residents and guests, however, it is not an automated system, and an independent patrol would be needed to monitor the system. The Board thanked him for his presentation and no action was taken at this time.

HOMEOWNER OPEN FORUM

Taylor Coffroth reported on the street work, and it was noted the street work looks great. Additional work is scheduled to be done and he will work the contractor to see about the speed humps and a pin being placed on top of the hump to slow down speeding vehicles. The Board thanked Taylor for his efforts and assistance.

An owner reported that their vehicle was stolen the night before the street work was done. They said it was parked outside at the direction of the Board due to the construction project scheduled to be done early that morning. The owner filed a police report and is requesting assistance from the Board for the replacement of their vehicle. The Board to discuss this matter further in Executive Session.

An owner noted that the new concrete pathways look excellent and requested that concrete be poured over the dirt areas in front of the homes and replace the rock pathways. The Board said they would take that into consideration however, it is not in the budget at this time.

Discussion was had about opening the club house.

A motion was duly made, seconded, and unanimously carried to approve opening the Club House after June 15th, 2021, for owners use in accordance with the CDC and San Diego County Guidelines. Steve Morley agreed to remove the Covid signage and to assist where needed for the opening.

Owners asked about the balcony work schedule and architectural approval time-lines. Owners thanked the Board for their hard work and expressed appreciation.

APPROVE PRIOR MEETING MINUTES

The Board reviewed the Open Session Minutes from April 26, 2021.

A Motion was duly made, seconded and unanimously carried to approve the Regular Session Minutes of the meeting from April 26, 2021 as presented.

TLII THRIVING TOWER GARDEN UPDATE

A report was given on the Towers 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

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

Operating Cash:	\$	31,019.64
Reserve Cash:	\$	779,134.51
Accounts Receivable:	\$	5,420.86
Prepaid Assessments:	\$	15,121.00
Net Income/(Loss):	\$	791.23
YTD Income:	\$	518,613.26
YTD Expenses:	\$	516,512.31
YTD Surplus/(Deficit):	\$	2,100.95

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

Collections

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

2021-2022 Insurance Renewal: The Board reviewed the insurance renewal documents for the 2021-2021 insurance policy with Kirk Miller Insurance Agency. The annual policy premium is \$51,627.00.

- Building Coverage has increased by 6% due to construction costs.
- Although the large claim falls off this year, due to the Moderate to Severe fire hazard area of Scripps Ranch, the total premium will be increasing by 3.5%
- D&O has been changed from Philadelphia to Farmers PrefCam
- The community lies within the extreme Fire Hazard Severity Zone

Upon a motion duly made, seconded and unanimously carried the Board approved the 2021-2022 insurance renewal for a total annual policy premium of \$51,627.00.

ARCHITECTURAL

After lengthy discussion, a motion was made, seconded and carried unanimously to ratify all actions of the committee by the Board.

MAINTENANCE AND ACTION ITEMS

Mailbox Plan: A proposal was presented, however, it was well beyond the budget and further proposals are needed.

Street Work, Speed Hump Plan: The street work is scheduled for May 24 – May 27 and the project is going well.

Guest Parking Monitoring System: The Parking Boss was considered and it is not in the budget so no action at this time.

City of San Diego Recycle Water Cross Contamination Inspection: The annual test of the recycled water irrigation is scheduled for May 26, 2021 and will begin at 10:30AM at the location of 10280 Willow Creek Rd.

McKowski's Fence Removal Proposal, Approval: The Board reviewed the proposal from McKowski's to remove the lower fence from behind 9761 to 9765 Caminito Doha for a total of \$650.00.

After lengthy discussion regarding the neighbor to neighbor fence, a motion was duly made, seconded and carried to remove the termite infested, dilapidated and dangerous fence and to plant shrubs and plantings to delineate the property line. The Board has not heard back from the neighbor and the fence is a danger and liability. Dmitry Pasternak abstained from the vote.

Inspection Reports: Inspection reports were reviewed in detail by the Board.

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, June 28, 2021, it will be held electronically via Zoom video conference.

Upon a motion duly made, seconded, and unanimously carried the meeting was adjourned at 7:17 P.M.

Dated: June 28, 2021



Recording Secretary