



**OPEN SESSION OF THE BOARD OF DIRECTORS
MEETING MINUTES
June 28, 2021**

Upon due notice to the membership, the Open Session was held Monday, June 28, 2021 immediately following the Executive Meeting at 6:00 PM.

CALL TO ORDER

There being a quorum present, ***upon a motion duly made, seconded, and carried the Board called the meeting to order at 6:03 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

Bridgette Tabor was intended to attend the meeting and had technical challenges and will attend at another time.

HOMEOWNER OPEN FORUM

Owners were happy to see gutter work progressing and appreciated being contacted in advance of the work. Owners asked about the fine policy and how enforcement is handled. Questions were had on how to secure the mailboxes. It was noted that gang mailboxes are not a preferred style for the owners. They like the charm of the mailboxes as they are. It was noted that a neighbor has a dog that barks all day. Management suggested they call animal control to help the animal.

Owner Alan Lustigson reported on the water crisis and talked about how to install water meters to allow for owners to pay for the water so the expense can be taken out of the HOA budget. This

will require changing the CC&R's and a 2/3rds majority vote of the members to make the change. He will provide hard numbers so the Board can consider the effort knowing a ballpark for the budget needed. Management was directed to provide what he needs to get the numbers together.

APPROVE PRIOR MEETING MINUTES

The Board reviewed the Open Session Minutes from May 24, 2021.

A Motion was duly made, seconded and unanimously carried to approve the Regular Session Minutes of the meeting from May 24, 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. The thriving towers have lettuce, kale, chard, basil, chives and spinach. Owners asked for tomatoes, cucumbers and peppers. This project has been a great success and lots of fun for community members.

EXECUTIVE MEETING DISCLOSURE

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

FINANCIAL REPORTS

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

Operating Cash:	\$ 19,012.12
Reserve Cash:	\$ 797,812.09
Accounts Receivable:	\$ 5,420.86
Prepaid Assessments:	\$ 8,451.00
Net Income/(Loss):	\$ 4,600.22
YTD Income:	\$ 569,124.16
YTD Expenses:	\$ 562,997.52
YTD Surplus/(Deficit):	\$ 6,126.64

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.

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 proposed plan was discussed regarding securing the existing mailboxes. Homeowner Alan Lustigson offered to assist in securing proposals. The intent is to buy the secure mailboxes and to have McKowki's install them on a time and materials basis once they complete the termite work, the balconies and the electrical grounding project.

Meter Box Proposed Plan: The City has requested that the meter boxes that house the meters in front of the homes be removed to allow them simpler access. It was discussed on the inspection to consider painting them and a test case was enclosed for the Boards consideration.

A Motion was duly made, seconded and unanimously carried to remove and paint the meter areas as they are needed.

Roof Repairs – 9770 Caminito Doha: The Board reviewed a proposal from Premier Roofing Services for the roof of 9770 Caminito Doha. The homeowners are looking to install their approved solar on their roof when the solar company noted damage. The quotes were \$6,966.54 and for the garage roof \$3,504.92.

A Motion was duly made, seconded and unanimously carried to not have the roof repaired at this time as all roofs within the community will be done within the next two years.

Termite Remediation and Repair Update:

Upon a motion duly made, seconded and unanimously carried to Richard and the McKowski's team to complete projects in the order of 1 – French Drain, 2 – Termite Work, 3 – Ensure Grounding Project is complete 4 – Balconies, 5 – Everything Else.

Guest Parking Monitoring System: ***A motion was duly made, seconded and carried to not utilize the services of Parking Boss. Dmitry Pasternak was opposed.***

Landscape Plan: There was much discussion about the landscape and it was determined to invite the landscape company to the next meeting to talk about a plan and beautification of the community. It was also noted that they must take out and put away trash cans weekly.

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

Plumbing: It was noted by Dmitry Pasternak that he is unhappy with ASAP Plumbing and would like to get another plumber. The Board noted that they have done a good job however, they will consider a change if we can find another company. It was determined that this is not a priority.

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, July 26, 2021, at the Club House and it will also be held electronically via Zoom video conference.

Upon a motion duly made, seconded, and unanimously carried the meeting was adjourned at 8:06 P.M.

Dated: _____

Recording Secretary