



**OPEN SESSION OF THE BOARD OF DIRECTORS  
MEETING MINUTES  
July 26, 2021**

Upon due notice to the membership, the Open Session was held Monday, July 26, 2021 immediately following the Executive Meeting at 6:00 PM, located in the Club House at the site, and via Zoom.

**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- Via Zoom
	Amanda Oberg	Treasurer
	Matthew Hallisy	Director at Large
	Ben Adelstein	Secretary – Via Zoom

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

Others: Tim Hoover from Heritage Landscape, and numerous owners were in attendance and members via Zoom.

**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**

Tim Hoover of Heritage Landscaping attended the meeting to discuss the state of the landscaping at the community. It was noted that there were challenges on Cam Agadir and throughout the community. Tim said they will do all they can to dig up the dirt and plant new sod under the tree at the center of Cam Agadir. He mentioned that we may need an extra clean-up crew every 6 months to help stay on top of the slopes. Tim also offered to help walk the community with the owners and management to come up with a tree replacement plan.

Owners expressed sadness over the removal of trees. The trees were marked as a danger by the independent arborist and needed to be removed. The Board was also sad to have to remove the trees however, it was necessary. A plan for tree replacements will be explored and the landscapers will submit a plan for consideration.

### **HOMEOWNER OPEN FORUM**

Many owners were in attendance. Homeowners thanked the Board for their hard work and acknowledged that it is a thankless job. It was noted that there has been a crime spree in the neighborhood and throughout the City. Mailboxes have been vandalized twice over the last two weeks and dangerous people have been seen casing the community. Owners want others to start to watch and to notify the police if they see anything at the non-emergency number. The number is 619-531-2000 and the owners asked if we could publish it to the members.

An owner asked if they can install fruit trees in the common area, this is not recommended as it attracts rodents. They also asked management to check the bird deterrents and gutters. Owners asked about rain gutter repairs and installations.

Owners asked for more communication for the tree trimming. Owners asked the Board to consider a newsletter. Owners asked about the pest control and when the spiders will be sprayed.

Water submeters were discussed at length and the looming water crisis that will drastically impact the HOA fees and budget if not addressed. It was noted that the Board has on the agenda to update the legal documents including the CC&R's and this update will include a vote on the submeters.

### **APPROVE PRIOR MEETING MINUTES**

The Board reviewed the Open Session Minutes from June 28, 2021.

***A Motion was duly made, seconded and unanimously carried to approve the Regular Session Minutes of the meeting from June 28, 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. The towers are paid for and add great value to the owners that have opted to eat the food that is produced.

### **EXECUTIVE MEETING DISCLOSURE**

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

### **FINANCIAL REPORTS**

**June 2021 Financial Statements:** On a monthly basis, Management prepares a packet with the financial activity. The following summary of the June 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:	\$	6,126.64

***A motion was made, seconded and carried to accept the June 2021 financial statement for placement on file for review by the independent CPA.***

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 deny the Architectural Application of 9772 Caminito Doha. Changes must be made and will be communicated to the owner.***

**MAINTENANCE AND ACTION ITEMS**

Mailbox Security Plan: This is a very high priority for the Board and the current plan is to have the maintenance contractor take on this project once they finish the current ongoing projects.

Submeters: Homeowner Alan Lustigan provided two mock bills for bi-monthly billing of submeters within the property. One is for a two-person home with average usage and the other is for a four-person home with average usage. The current bi-monthly water bill for the community is \$10,000 if divided by 138 units the cost per unit is \$72.46 per bill.

***A motion was duly made, seconded, and carried to approve the redrafting of the legal documents and the funds will be paid out of the reserves. The new draft will include a vote on water submeters. Dmitry Pasternak was opposed.***

Gutter Installation 9775/9773 and 9790/9792 Caminito Doha: The Board reviewed a proposal from Seamless Rain Gutters to install gutters for a total of \$3,379.00

***A motion was duly made, seconded and unanimously carried to approve the installation proposal from Seamless Rain Gutters for a total of \$3,379.00.***

Termite Remediation and Repairs Update:

***Upon a motion made and seconded, it was discussed that McKowski's will be approved an additional 30 hours to speed up the completion of the work in process. During the discussion it was noted by Dmitry Pasternak that 30 hours for at least 3 months is needed. At this time the motion died.***

***It was determined that the maintenance contractor should join us at the next meeting to discuss the plan and provide a status update. Since there are so many on-going projects it is critical to review them with the contractor.***

Landscape and Enhancements: Enclosed was a report from Heritage Landscaping with a priority list and costs. ***No additional work was approved at this time.***

Inspection Reports: Inspection reports were reviewed by the Board. ***No action was needed at this time.***

**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, August 30, 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 8:14 P.M.***

Dated: \_\_\_\_\_

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Recording Secretary