



**OPEN SESSION OF THE BOARD OF DIRECTORS
MEETING MINUTES
August 30, 2021**

Upon due notice to the membership, the Open Session was held Monday, August 30, 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 6:06 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

Others: Bridgette Tabor, of Kirk Miller Insurance and Richard Zamora of Makowskis Maintenance, and numerous owners were in attendance and 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

Bridgett Tabor of Kirk Miller Insurance was present to discuss the associations insurance. She talked about what the HOA covers and the coverage the owners and tenants need to have to ensure there is not a lapse of coverage. She will draft a letter to the members outlining her presentation to help everyone ensure they have the insurance they need.

Richard Zamora from McKowski's Maintenance was present to discuss ongoing maintenance projects. They will finish the termite project work, then move to the balcony railings and then tackle the mailbox replacements. He will provide a proposal for the Board to consider completing the secure mailbox project sooner if possible. It was noted that they are facing staff shortage challenges and are working through the project list as quickly as possible.

HOMEOWNER OPEN FORUM

Two owners were in attendance in person and several owners were in attendance via zoom. Questions were had about plumbing reimbursements, landscape and the standard of care, tree replacements, San Diego free tree program considerations, creating a long-term street scape landscape plan for the beautification of the community and to enhance curb appeal. This could include a canopy of trees down the median. Several owners met with the landscaper and want to enlist their help on a long-term plan.

Lengthy discussion was had about the condition of the landscape on Cam Agadir. It was noted that the materials ordered from last months meeting had not arrived, so no progress has been made. The landscapers expect to complete the enhancements on Cam Agadir as soon as the materials arrive if it is not too hot to plant.

APPROVE PRIOR MEETING MINUTES

The Board reviewed the Open Session Minutes from July 26, 2021. ***Upon a motion made, seconded and unanimously carried to approve the Regular Session Minutes of the meeting from July 26, 2021, as presented.***

TLII THRIVING TOWER GARDEN UPDATE

A report was given on the Towers and the recent harvest was huge. They presented management with money that was collected for the harvest to be deposited in the bank. The team is now sprouting seeds for the next harvest.

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

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

Operating Cash:	\$	27,966.04
Reserve Cash:	\$	802,341.68
Accounts Receivable:	\$	8,589.70
Prepaid Assessments:	\$	10,703.00
Net Income/(Loss):	\$	(1,057.41)

YTD Income:	\$	107,860.00
YTD Expenses:	\$	82,720.82
YTD Surplus/(Deficit):	\$	25,139.18

The Board would like more time to review the financials so we will revisit the approval for placement on file for audit next month. No action at this time

Collections

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

ARCHITECTURAL

Discussion on Solar Companies, Requirements: ***After lengthy discussion, a motion was made, seconded, and carried unanimously to pass these applications by legal for input and direction.***

Address	Arch. Description	Board Decision	Notes
9707 Caminito Doha	Homeowner has requested to install solar panels	Pending	
9710 Caminito Doha	Homeowner has requested to install solar panels	Pending	
9712 Caminito Doha	Homeowner has requested to install solar panels	Pending	
9718 Caminito Doha	Homeowner has requested to install solar panels	Pending	With modifications to the installation. Concerns about removal of panels should be discussed.
9754 Caminito Doha	Homeowner has requested to install solar panels	Pending	

MAINTENANCE AND ACTION ITEMS

CC&R Amendment Proposal: Management is awaiting the draft documents and ballot from legal with regards to the CC&R amendments which will include submeters. It was noted this first draft might take a few months. ***No Action needed at this time.***

Rules & Regulations Proposed Change – Pool Guest Policy: Due to an increase in the number of guests residents have been bringing with them to the pool area, it is proposed that the HOA change to the Rules We Live By, to limit the number of guests a resident can have in the pool area at one time.

A motion was duly made, seconded, and carried to approve the proposed rule to limit the number of guests an owner or resident can bring to the pool to five (5) per household per visit. The proposed rule will be sent to homeowners for a 30-day comment period. Dmitry Pasternak and Matt Hallisy abstained, and the motion carried.

Mailbox Security Plan: This will remain on the agenda until the project has started. The Board to consider the proposed timeline and estimated costs from McKowski's when it is presented. It was noted that this is a high priority.

Gutter Work: The Board reviewed proposals from Seamless Rain Gutters to install gutters for a total of \$3,947.00.

Upon a motion made seconded and carried to approve the proposal from Seamless Rain Gutters to install and repair existing gutters for a total of \$3,947.00, located at 9744, 9804-9810, 9759, 9780- 9788 Cam Doha and 10268-10280 Cam Agadir, this to be paid from reserves.

Rubber Speed Bumps: The Board reviewed information on rubber speed bumps to aid in the slowing down of cars within the community. It had been suggested that a sample be installed to see if it is effective.

A motion was duly made, seconded, and unanimously carried to approve the purchase of one rubber speed bump not to exceed \$1,000 and have it installed by McKowski's Maintenance to test its efficacy.

Light Standard: Homeowner's have requested that the policy of the Board be to install warm light bulbs rather than the bright white bulbs. There is a balance for safety and ambiance.

A motion was duly made, seconded and unanimously carried to approve the use of white lights to enhance safety with the brighter bulbs.

Landscape Plan, Tree Replacements and Contract Review: Enclosed was a tree replacement list from Heritage Landscaping with costs.

A motion was duly made, seconded and unanimously carried to approve the tree replacements provided by Heritage Landscaping in the amount of \$6,315.00 to be paid from the reserves.

Homeowner request, 9748 Caminito Doha, to remove a dangerous Pine planted too close to her patio. The estimate from Vista Valley Tree is \$550 with no stump grind. This is an estimated cost and Management recommends approval for safety reasons.

A motion was duly made, seconded and unanimously carried to approve the removal of the pine tree behind 9748 Caminito Doha by Vista Valley Tree Service.

Reviewed was the new contract for Heritage Landscaping. The monthly cost will go up to \$6,200.00. You currently pay \$5,750.00 per month. This is a monthly increase of \$450.00. It was noted the increase will go directly to the on-site staff.

A motion was duly made, seconded and unanimously carried to approve the new contract from Heritage Landscaping for \$6,200 per month, if they ensure to clean the doggie stations and put the trash cans away on Friday afternoons.

Inspection Reports: For the Board’s information inspection reports were reviewed, July and August 2021. ***No action needed at this time.***

Discuss Dates for Meetings for the Remainder of the Year: Some upcoming meeting dates conflict with or fall close to the upcoming holidays. Management needed the Board to confirm if they would like to keep, move or postpone these dates.

- September 27th, 2021
- October 25th, 2021
- November 22nd, 2021
- December 20th, 2021 or dark for December

A motion was duly made, seconded and unanimously carried to approve the upcoming meeting dates, aside from December which is pending decision based on community needs.

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, September 27th, 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 8:11 P.M.

Dated: _____

Recording Secretary