

Timberlane Property Owners Association  
2013 Budget Meeting of the Board of Directors  
Dec 3 2012

Call to Order: Ron calls the meeting to order at 7:30PM at the meeting room at the Holiday Inn

Certification of Quorum: All present

Lee motions to approve minutes, Bob seconds and without objections so moved. Larry addresses the Board with regard to the minutes - noting that now the Draft minutes are posted to the website and then changed to Approved once done so by the Board and posted as such. Ron affirms.

Financial Report: Lee reports on his synopsis of the current financials and asks if any questions are present, noting no concerns regarding income being collected for the month.

Bank accounts \$36000 in operating and \$43111 in reserves. Lee notes pending projects for sod and entry sod and modifications to the lighting/electrical. \$27,175 pending for A/R with fines included in the amount of \$4000.

Ron motions for approval of the financials. Larry asks if payment plans will be available for the dues, and regarding the online payment options. Discussion follows. Bob motions to approve, Lee seconds. Lee motions to change the operating bank to BB&T, Bob seconds and without objections so moved.

Manager report = Bob motions to approve, Lee seconds

CEC report- Kristy concrete post notice to owner - Bridgette explains that the notice was sent in early November to remove concrete posts (certified) with no reply. Vote in Jan meeting if not removed. Discussion follows. Also noted is the home with the storm door that the owner is not going to be in town until the end of Dec. Larry notes that she will be invited to the January meeting. Larry asks on the trailer/cars parked in the driveways and Lots marked commercial vehicles and trailers are a concern. Bridgette notes that she will conduct a weekend or after hours time frame. Ron asks if the CEC can meet at 6PM so the regular Board can meet at 7PM. Monday, Dec 3rd will be moved to 7PM and the CEC will meet at 6.

Ron motions to accept CEC, Lee seconds.

Maintenance: Additional sod submissions noted by Ron pending bids. Ron reviewed the pending vendors on the BBB. Ron notes that Polyfrank Sod has an F rating on the BBB site. Discussion follows

Ron needs bids for pest control, fertilization and fire ant control. Also noted survey stakes in the back retention pond. Inquire as to nature of the survey and what pending actions the developer has planned.

Ron reports that the front lights have been working, however he is still investigating the intermitted front working holiday lights. Ron notes that the center island has been temporarily disconnected for irrigation to prevent damaging the lights.

Ron notes that Del Air submitted a bid on the photocells and GFI's to be included. Ron asks Larry for an alternate bidder for the electrical work.

Ron asks for questions on the Maintenance - Lee asks that they consult with Bright Futures for a quote. Ron asks for a motion to accept the maintenance report. Lee motions Bob seconds.

ARB - Wayne has no current report pending. Discussion on the color chart for the Community - Larry notes that Sherwin Williams has the color pallet on file. Larry notes that the manager, Donny keeps the records of exterior colors for only six years then drops them off.

Open forum: Ron asks for comments or questions. Question as to the meeting schedule for 2013 and as to the need for a monthly meeting. Discussion follows. Larry comments on the sample web page for the CEC issues and process. Larry asks for the Board to approve the letter so it can be posted to the website. Ron agrees, Lee agrees as well as Ron noting to omit address, lot or name details. Discussion follows. Discussion on garage door motors failing. Fred notes that one quote was \$500 - the warranty contractor was called and they subcontract - apparently a tab breaks off of the motor and so it fails to operate. Fred notes that Sears was considerably cheaper to conduct the repair.

Adjourn at 8:31PM Ron motions accept.

Approved