

Timberlane Property Owners Association
Budget Meeting of the Board of Directors
November 7th, 2011

Call to Order: Mike calls the meeting to order at 6:34 PM at the meeting room at the Holiday Inn

Certification of Quorum: Mike Young, Gary Lorant, Preston Sellars

Bridgette Ross LCAM representing Management

Proof of Notice: Notice was posted at the entrances to the Community and mailed to all Owners of record.

Old Business:

Approval of Previous Minutes from the Sept 6, 2011 Meeting. Mike motions for approval Preston seconds and without objection so moved.

Entrance Landscape Plant Replacement: No new report.

New Business:

Mike opens the discussion on the 2012 Budget noting that no increase is planned for the annual assessment. Mike then reviews each general ledger line item by lined expense. Discussion is also held on items as they are reviewed. Website line item is discussed for funding and domain renewal expense. Bridgette will verify if the domain is up for renewal in 2012. Mike notes that it is not costing the Association anything for updates or hosting. Bad debt line item is reviewed and discussed. Bridgette explains that the funding for this item is a percentage of overall loss projections of the Community and the anticipated impact in the next year. Discussion follows. Mike then next reviews the Reserve Fund allocation, noting that an amount for Contingency is allotted for in 2012.

Preston motions for the approval of the 2012 Draft Budget as presented, Mike seconds and without objections so moved.

Open Forum-

Discussion held on Reserve Allocation set aside by the previous Board in February 2011 (see minutes). Further discussion regarding abandoned property maintenance and future recapture of funds expended to mow properties.

Discussion held on maintenance of the front entrance to the Community and the need for pressure washing the sidewalks. Bridgette will get proposals for the Board to consider. Ron notes that the front has a fence slat that needs securing and that lights are still in need of replacing (Bridgette to check on expense for photo cell installation). Discussion is also held regarding a palm installed along the east wall that does not seem to be thriving. Bridgette will discuss this with Jeff Wisdo (Landscape Creations).

Mike reports that a robbery occurred at a home on Colonnade whereby a pavers was thrown through a rear sliding glass door of the home - noting that the bedrooms do not normally have motion sensors installed and the robbers know this. Discussion follows. Bob Simontacchi notes that a second robbery

also occurred along Colonnade in the same manner - Mike notes that a person was retained by the police crouching in his front shrubs. Preston asks if the information of the events could be posted to the website and Bridgette asks if she can be given the administrator information and passwords for a back up to posting Association items and assisting with ARB Guideline posting. Mike agrees to look into it.

Gary thanks Fred for assisting with the grilling at the neighborhood cookout and also thanks Preston and volunteers.

Preston reports a total expense of \$425 for the event and a turnout of about 40 homes participated. Preston also thanks Nancy Knutson for assisting with organizing the event. Preston notes that they learned how to make improvements for the next get together.

December 12th meeting - Gary reports that the meeting will be a little longer and snacks will be provided. Bridgette will coordinate with the facility for beverage services for the holiday event.

Reports-

Preston provides a hand-out analysis of the financials for August - October as a comparison of cash flows.

Discussion follows regarding bad debt collections and calculation.

Frank notes that a home was recently vacated across from him and it is not being maintained - Discussion follows on properties that need landscape attention.

Schedule next meeting-

Preston opens the discussion on changing the meeting schedule - Gary reports that there may also be a need to set the meeting times later. Preston asks for opinions from the members in attendance via a show of hands and the majority in attendance agree with quarterly meetings. Preston notes that he will review the calendar for dates and send them out to the Board.

Discussion follows. Preston motions to hold meetings in 2012 on a quarterly basis from 7PM to 8PM, as the first Monday of the quarter. Mike seconds and without objections so moved.

Preston reviews the comment box collected at the cookout. Suggestion items were for a welcome gift for new residents and items to improve the cookout.

Discussion is held regarding decorating the entrance for the holiday. Larry has the LED lights.

With no further business to conduct, the meeting is adjourned at 8:05PM

Respectfully submitted, Bridgette Ross PA LCAM
