

Timberlane Property Owners Association
Meeting of the Board of Directors
Sept 6th, 2011

Call to Order: Gary 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 August 8th 2011 Meeting. Gary motions for approval Mike seconds and without objection so moved.

2011 Amend Action: Bridgette reports on the tallied ballots that 96 total votes were collected:

Item 1. Approval of Declaration Addition (Capital Contribution): 85 votes approved and 11 votes disapproved

Item 2. By-Laws Amendment (Quorum Requirements): 73 votes approved and 23 votes disapproved

Item 3. Amendment of Declaration (Vehicles and Equipment Clarification): 73 votes approved and 23 disapproved

Since a total of 91 approval votes are required for any one item to be approved and passed.

Entrance Landscape Plant Replacement: Preston reports that he met with Jeff of Landscape Creations and obtained a quote of \$1600 for mulch and plants- however in his opinion the work could be done prior to any cold weather. Discussion was held and concerns regarding the amount being over budget for the project. \$1000 for plants and \$500 for fertilization. So volunteers for planting would be a key factor in keeping costs low - however likelihood slim and some feedback is needed from neighbors as to the priority of the project. Discussion on irrigation leak in center island. Preston asks for Bill's assistance to check the irrigation timer and see where the water is coming from as he has noticed it running every morning.

Preston also reports that he had discussed this event with neighbors in his walk around the community to get additional feedback from the residents. Preston has hoped for a better turn out at the meeting. Preston also notes that Jeff mentioned the roses would do better out from under the pine trees. Mike adds that volunteers are necessary to keep the project within budget. Preston notes 100 roses need to be moved and then the planting of the Indian Hawthorn plants in the beds. Discussion follows on additional cost savings.

Preston motions for approval from the Board to increase the project from \$1000 to \$1600, Mike seconds and without objections so moved.

New Business:

Financial Report: Preston reports - the August financials are not yet complete although he reports on the status of collections. Preston asks what financial information that persons are looking to see? Discussion follows. Bill questions the factoring of Reserve funds and the appropriation of the funds to allocated expenses. Bridgette explains that the established Reserve schedule will be included in the 2012 budget forecast. Discussion on one of the front palms that does not seem to be growing.

Gary - ARB and Wayne has been requested to double check that compliance with the rules and guidelines of the Community. Gary notes that Bridgette can be emailed.

Bridgette - pull spreadsheet for Jess from ARB findings that Larry and Ron created. Should be posted to the website.

Gary also reports that lawns are getting violations - and persons are not exempt from getting notices. Discussion follows.

Bridgette reports on the CCR action and collections along with outstanding legal actions.

Committee Reports:

Mike reports that the chairperson is on bed rest and that he will do his best to report.

Website - updating blind links and Board member information. Meeting minutes will also be posted from the August meeting after tonight.

Communications: Ron asks about detective Wolf and participation with communication on the website. (at the last meeting Kristi noted that she would forward to Jessica). Mike notes that he has emailed Dot Wolf to get on the email list and notes that he will also post the OC bulletin to the website on neighborhood safety. Mike also reports on daytime crime and truancy with kids skipping school. Mike notes that there have not been reports of concern for Timberlane on this matter.

Social/Welcome: Mike reports for Jessica - Mike asks if anyone would be interested in holding a Community Yard sale? Preston reports that he has had positive feedback on the Yard sale idea. Discussion follow.

Community Impact: Mike reports that he has reports that outside neighborhoods that have expressed their water bills are significantly lower (a pole of three different lots). Mike notes that this raises great concern. Lee Staler reports that Groveland pays about \$5 more for water usage. Ron reports that he has researched water fees across several municipalities that vary from .88 to 1.25 per gallon depending on local. Discussion follows.

ARB: No report

Open Forum: Mike calls for open forum. Ron notes that it was mentioned that there may not be an October meeting - Mike explains that his wife will be having a baby and Gary has a conflict so that it may be changed. Discussion follows.

With no further business to conduct, the meeting is adjourned at 7:47 PM

Respectfully submitted, Bridgette Ross PA LCAM
