

TIMBERS OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

318 ELK AVENUE SUITE 24, CRESTED BUTTE CO, 81224

THURSDAY, NOVEMBER 3, 2016 5 PM MDT

**In Attendance**

Evan Sandstrom

Erin Stock

Ann Mallow

Kat Hassebroek

Rob Harper, Toad Property Management

Rob Harper called the meeting to order at 5:10pm. Main discussion topics -

**Parking:**

- 77 spaces (?), 44 units, dumpster takes 2 spaces
- Snow storage
- Tennant/Guest/Rental/Deed Restricted
- Designation, signage
- Seasonality overflow
- Enforcement
- Long-term plan wanted, no short fix
- Determine use per unit, yes/no occupied
- Map the lot

**Snow/Ice Management:**

- Roof Sheds onto entry and sidewalk, parked cars
- Snow stops, fences considered
- Timely removal
- Sand or snowmelt on hand
- Stairways
- 6 inches before plowing
- Storage

**Trash:**

- Dumpster takes 2 parking spaces
- Placement/structure(s)
- Recycling
- Bear proof
- Containers (Rob will research)

A railing for the back steps & a hole around a roof pipe (vent) on the list of fixes. Wall sandblasting taking place, a mural to finish off the project? Backside trash piles need attention. Common area cleaning is 2-3 days/week, the hot-tub is getting cleaned weekly. Maintenance, electric, elevator issues being handled by Toad as needed. Overall, Budget numbers are at or under projection. A five member Board will require changing the By-Laws incurring time & cost.

Kat makes a motion to approve the following slate of Directors:

President	Kat Hassebroek
Vice President	Evan Sandstrom
Treasurer	Ann Mallow
Secretary	Erin Stock

Evan seconds, all in favor, motion passes.

Next meeting is Tuesday, November 8, 2016 6pm

Meeting adjourned at 6:30pm

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Rob Harper, Toad Property Management, Inc