

THE TIMBERS OWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
OCTOBER 4, 2017
318 ELK AVENUE, SUITE 24

Those Present:

Unit 004	Stacy Straub
Unit 014	Ann Mallow
Unit 107	Erin Stock
Unit 203	Evan Sandstrom
Unit 303	Kat Hassebroek

Rob Harper, Toad Property Management, Inc.
Nikki Brockman, Toad Property Management, Inc.

By Phone:

Unit 001	Peace Wheeler
Unit 108	Keith Stieduhar
Unit 112	Mike & Meredith Arth
Unit 203	Alicia Vallario
Unit 204	Thomas Bogart and Sarah Pallotti
Unit 205	Matt DiGuglielm
Unit 300	Reggie Park

Proxy to Ann Mallow:

Unit 102	Carol Blitz-Smith
----------	-------------------

Proxy to Kat Hassebroek:

Unit 010	Ahmad Ghazanfari
Unit 012	Ahmad Ghazanfari
Unit 105	Matthew Halvorson
Unit 200	Kimberly Baldwin
Unit 206	Michael Hunt
Unit 209	Julie Sullivan
Unit 212	Dan Foster
Unit 310	Steve Daniels
Unit 312	Steve Daniels

Rob Harper called the meeting to order at 5:39 pm. Rob said notice of the meeting had been mailed on August 25, 2017 and confirmed there was a quorum.

Rob explained a flood in Unit 307 had caused a significant amount of damage and it look a long time to get everything fixed. Rob said several cold days in January had caused additional frozen pipes in other units but no significant damage had resulted from those events. Rob explained engineers, consultants and inspectors had all been involved in recommending

improvements to the building, such as more insulation in the attic and more heaters in several units and hallways. Rob confirmed the recommendations had been implemented to prevent future issues. Rob reminded owners that heat must be left on in a unit if the unit was unoccupied for any length of time and Rob asked that owners also alert their renters of the need to maintain heat in the unit. Rob said the association had paid the \$5,000 deductible and there were still a few minor items to be reimbursed by the insurance company.

Rob said 137 inches of new snow in January had increased snow removal expenses and it had been necessary to have snow trucked away from the parking lot despite having the ability to push snow over the edge of the lot. Rob said once construction started on the adjacent vacant lot snow removal costs would increase as snow would be trucked away from the lot more frequently. Kat Hassebroek said Toad had done a great job with the snow removal and parking during the winter had not been a problem.

Rob said different locations for the dumpster had been tried and the best solution was to have Chateaux Condominiums utilizing the dumpster enclosure for their trash and recycling and the Timbers dumpster was back to the higher location. It was agreed this solution was working well for everyone.

It was generally agreed parking was now working well. Rob said the hot tub was used a lot and every Monday the hot tub was drained, cleaned and refilled. Filters were being rotated and that appeared to be working well.

Rob said complaints had been received about people smoking on balconies and the smoke drifting up to the higher units. Rob explained the Board would be discussing the suggestion of a designated smoking area at the north end of the building. Kat clarified the area would be for cigarette smoking as marijuana, according to Colorado law, must not be smoked in public areas.

Rob said two dog poop stations had been installed and reminded owners that poop must be picked up. Kat Hassebroek said the Board would consider a fee assessed to rental guests and paid to the association to reimburse the association for the additional costs of clean up of pet waste. It was suggested an annual fee to owners who were renting dog-friendly units would be any easy administrative way of collecting the money. Kat asked that owners state in rental agreements that pets must not be left unattended in a unit as during ski season there had been noise from barking dogs.

Rob explained the Board had been working on Rules and Regulations and expected to have the document available for circulation to all owners in the near future. Rob said once the document was finalized owners should share the Rules and Regulations with all renters. Rob confirmed the draft document would be circulated to all owners for comment and comments would be taken into consideration but the language in the Rules and Regulations was ultimately a Board decision.

Rob said the expenses during the first year of operation ended very close to budget and the association had \$56,000 in the bank accounts. Rob thanked owners for the prompt payment of dues.

Rob explained the four Board members elected last year had staggered terms and two board positions were expiring this year. Rob said Evan Sandstrom and Erin Stock had expressed a willingness to continue on the Board and Julie Sullivan had volunteered to join the Board. After discussion Stacy Straub made a motion to reelect Evan and Erin to the Board for three year terms. Peace Wheeler seconded the motion and Evan Sandstrom and Erin Stock were elected by a majority.

Mike Arth suggested all units paid the same amount of dues instead of dues being based on square footage as all units were reasonably close in size. Rob explained any adjustment would involve a Covenant change and that was a long and expensive process and Ann Mallow said because of the unit sizes it was unlikely sufficient support for a change in the dues structure would be successful. Evan Sandstrom said dues were very low for a building with a hot tub and elevator.

Rob thanked owners for working with Toad through the difficult and lengthy process of repairing the building and Kat Hassebroek thanked Toad for the considerable amount of time they spent dealing with the insurance claim.

Kat Hassebroek made a motion to adjourn the meeting at 6:50 pm. Evan Sandstrom seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Inc., Manager