

THE TIMBERS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
JULY 1, 2021
VIA ZOOM

Those Participating:

Reggie Park
Patrick Walsh
Kat Hassebroek
Ann Mallow
Chet Boyce, Toad Property Management

Chet called the meeting to order at 5:32 pm and said there was a quorum.

Kat made a motion to approve the minutes of the April 27, 2021 meeting. Patrick seconded the motion and it was unanimously approved.

Chet explained settlement funds had been received for the construction lawsuit. Chet reminded the Board of Item 12, the confidentiality agreement, outlined in the settlement agreement. It was agreed any correspondence to owners would include the non-disclosure information. After discussion it was agreed only owners who were part of the original filing of the lawsuit and still owning a unit would receive a full disbursement, some owners would receive a smaller disbursement based on the number of special assessments they paid. Chet explained insurance had not reduced for the 2021 renewal and it was expected to see some savings in the 2022 renewal. Attorney fees, expenses and pre-payment of annual insurance costs would be paid from the settlement and the balance could be refunded to owners. Chet said there had been peak season complaints about lack of hot water but it was agreed not to use settlement funds to pay for capital improvements at this time especially as hot water was not a problem for most of the year.

After discussion it was agreed to refund 90% of the special assessments paid by owners. Patrick made a motion to refund 90% of the special assessment paid by an owner. Kat seconded the motion and it was unanimously approved. Patrick suggested refunding some or all of the remaining 10% if the Board considered it possible in the future.

It was agreed checks would be issued in the next couple of weeks to owners current on their dues. Funds would be applied first to any delinquent dues and the balance of the payment would be sent to owners with an outstanding balance on June 30, 2021. Chet agreed to draft a cover letter and email the draft to the Board for review.

Chet said some complaints had been received about short term rental guests violating the rules and regulations. After discussion it was agreed to keep a Google log of complaints and also have a notice to post on the front door of the unit where the violation was occurring in the hope the guests would respond promptly. Chet agreed to draft the log and the notice and circulate to the Board for approval prior to printing.

Patrick suggested installing an inexpensive camera at the hot tub and it was agreed it would be difficult to match unit numbers with people using the hot tub unless there were cameras in the hallways as well. Patrick agreed to research some options.

Owners had started to notify Toad of short term rentals in units and it was agreed to continue to monitor and research.

Chet agreed to schedule dryer vent cleaning for all units. Ann made a motion to introduce mandatory dryer vent cleaning for all units with owners paying \$100 for the service. Kat seconded the motion and it was unanimously approved. Chet agreed to notify owners of the service and \$100 charge. Chet also agreed to schedule exterior window washing.

Reggie suggested scheduling bi-monthly Board meetings. It was agreed the first Thursday of every second month and Chet agreed to send out the invites.

At 6:34 pm Patrick made a motion to adjourn the meeting. Ann seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Manager