

THE TIMBERS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 7, 2019
318 ELK AVENUE, SUITE 24

Those Present:

Ann Mallow
Erin Stock (by phone)
Evan Sandstrom (by phone)
Kat Hassebroek (by phone)
Rob Harper, Toad Property Management, Inc.
Peggy Langewisch, Toad Property Management, Inc.
Ian Ryder, Toad Property Management, Inc.

Rob called the meeting to order at 6:20 pm. and confirmed a quorum with all Board members participating.

Ann made a motion to approve the minutes of the October 1, 2018, November 29, 2018, December 18, 2018, January 29, 2019, February 22, 2019, March 6, 2019 and April 1, 2019 meetings. Kat seconded the motion and it was unanimously approved.

Rob said the Election of Officers would be at the next meeting. Rob explained the Written Ballot would be emailed to owners and responses requested by 5 pm on Monday, October 14, 2019.

After discussion Kat made a motion to move forward with the legal work to change the Association governing documents to increase the Board of Directors to five. Erin seconded the motion and it was unanimously approved.

Rob confirmed Nate had shut down the irrigation system for the season. Rob said a demand to remove noxious weeds had been received from the Town of Mt. Crested Butte and the noxious weeds had been removed.

Rob said crack sealing, repairing damage to the south side of the parking lot and new striping would be completed in 2020. Rob said sweeping of the parking lot would be completed. Rob agreed to follow up on the removal of the remaining storage container which had been used for work in Unit 4.

It was agreed the recycling agreement with The Chateaux appeared to be working fine and Danny at The Chateaux would probably appreciate help to keep the area as neat as possible.

Rob agreed to review the options for educating Board members on how to shut water off to the building in an emergency.

Rob said covers for the sprinkler heads in all units and common areas (approximately 150 covers) was very expensive. Ian explained the process to install the covers needed to be performed carefully to avoid damage to the sprinkler head so there would be significant labor charges as well as the \$30 to \$40 per cover. Rob agreed to obtain an estimate to install covers on all sprinkler heads, common areas and individual units.

Kat thanked Rob, Toad and the Board for all their work at Timbers during a very difficult period.

The 2020 Budget was approved at the annual meeting. Rob agreed to circulate the draft Rules and Regulations to the Board for one more review prior to circulating the document to all owners. It was agreed the hot tub required more maintenance than other hot tubs in the area and abuse was probably caused by short term renters and methods to reduce the damage or to be able to hold unit owners financially responsible for the damage needed to be discussed further and hopefully the adoption of Rules and Regulations would help.

Ann made a motion to adjourn the meeting at 6:53 pm. Erin seconded the motion and it was unanimously approved.

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