

THE TIMBERS OWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS MEETING
OCTOBER 5, 2020
VIA ZOOM

Those Participating:

Unit 008	Kendra Fuller
Unit 010	Ahmad Ghazanfari
Unit 012	Ahmad Chazanfari
Unit 014	Ann Mallow
Unit 100	Emily Herbert
Unit 104	Christian Hiles
Unit 107	Erin Stock
Unit 108	Keith Stieduhar
Unit 112	Mike Arth
Unit 200	Kimberly Baldwin
Unit 203	Patrick Walsh
Unit 205	Erin Stock
Unit 206	Lynn and Michael Hunt
Unit 207	Andrew Heltzel
Unit 209	Julie Sullivan
Unit 210	Anthony Bartels
Unit 212	Mike & Joan Bartels
Unit 300	Reggie Park
Unit 301	Chris Menges
Unit 309	Chad Markle
Unit 310	Kimberly Baldwin
Unit 312	Chad Markle
Rob Harper, Toad Property Management	
Brad Wyly, Diamond McCarthy	

Proxy to Kat Hassebroek:

Unit 102	Carol Blitz-Smith
Unit 103	Scott Kilbourne
Unit 105	Matthew Halvorson
Unit 110	Laura Cass
Unit 204	Thomas Van De Bogart
Unit 306	Marquerite Roy

Rob Harper called the meeting to order at 5:34 pm and confirmed there was a quorum and said notice of the meeting had been mailed on August 28, 2020.

Ann Mallow made a motion to approve the minutes of the October 7, 2019 annual meeting. Erin Stock seconded the motion and it was unanimously approved.

Rob Harper introduced Brad Wyly to give an update on the ongoing litigation relating to the flood of 2017. Brad explained the litigation was against various contractors and to recover money that could not be collected from the Seneca insurance claim. Brad said Mile High had recently been added to the lawsuit as Mile High had been involved in work on the water suppression system. Brad explained it was the early stages of the litigation and there was communication with opposing legal counsel and the Gunnison court. Seneca was also attempting to collect from the four contractors. Brad left the meeting as there were no additional questions.

Reggie Park said he was attempting to identify ownership of bikes in the locker room so unclaimed bikes could be donated in November and free up storage space prior to the start of winter.

Rob Harper said there had been a leak from faulty caulking around a bath tub in Unit 112 which had caused some damage in Unit 014. Rob explained the repairs had all been made and discussions were ongoing with the insurance companies regarding those costs. Mike Arth, owner of Unit 112 asked if other owners had experienced problems with the caulking around the tub as the caulking in his unit was original. Rob reminded owners they were responsible for the inside of their units and the Association did not make inspections of the inside of units unless a problem was identified and the Board requested the inspection of all units.

Rob explained insurance had been obtained for another year and once the building had a couple of years without any claims the premiums would reduce. The asphalt in the parking lot was looking good after being repaired by some owners and Toad and hopefully the patching would hold up during the winter. Rob reminded owners and their guests to respect the hot tub rules as there had been several complaints during the year.

Rob said a financial report had been distributed prior to the meeting as well as a draft 2021 Budget. Rob explained there was currently \$65,000 in the bank accounts and three owners were delinquent on dues. Increases in insurance premiums and utilities continued but most line items were under budget. Some restoration expenses were still outstanding and would hopefully be paid following successful litigation.

Rob explained the 2021 Budget had been approved by the Board and the Budget was very similar to the prior year. Mike Arth made a motion to ratify the 2021 Budget as distributed. Erin Stock seconded the motion and the motion was approved by a majority of owners.

Rob said three owners had volunteered for two seats on the Board and a Written Ballot had been circulated to all owners prior to the meeting. Rob explained after calculating the results Reggie Park and Patrick Walsh were elected to the Board.

Rob thanked Erin Stock for her work on the Board over the years and Rob encouraged Mike Arth to join the Board in the future.

Rob said the Board had prepared Rules and Regulations and those Rules had been circulated to owners for review and discussion. Rob explained the Board would vote to accept

the Rules and Regulations at a future meeting and would take owner comments into consideration. The Board explained the Rules had become necessary as some people were not respecting the building and caused disruption or damage which had an impact on other owners and a cost to all owners. The \$20 fee, per short term rental, would help to cover the cost of repairs and enforcement of the Rules. Rob explained the administrative process for short term rentals would be on an honor system and the Town short term rental records would be reviewed when necessary. Concern was expressed the Rules targeted the units used for short term rentals and did not address issues caused by owners or long-term tenants and it was explained fines and penalties for violation of the Rules would apply equally to all units.

After a long discussion regarding the Rules, short term rentals and enforcement Rob said the Association's legal counsel had been involved at the beginning of the drafting process and legal counsel would be asked to review the Rules and Regulations prior to the Board adopting those rules.

Rob thanked owners for their input and said the Board would continue to discuss the Rules and Regulations. Owners were asked to submit comments and concerns via chat so the Board would understand the level of support for the Rules and Regulations as proposed.

A request was made that adults, children and dogs not run up and down the hallway, especially in the evening. An opinion was expressed that long-term renters and owners living full-time in the building should be given priority. The orange snowmobile parked in front of the building needed to be moved to the side of the parking lot to free up a premium parking spot.

At 6:53 pm Reggie Park made a motion to adjourn the meeting. Ahmad Ghazanfari seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Manager