

THE TIMBERS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 9, 2020
VIA ZOOM

Those Participating:

Ann Mallow
Reggie Park
Patrick Walsh
Rob Harper, Toad Property Management

Rob called the meeting to order at 5:36 pm. and confirmed a quorum with three Board members participating.

Patrick made a motion to approve the minutes of the October 5, 2020 meeting. Reggie seconded the motion and it was unanimously approved.

Rob explained the Rules and Regulations would be the first topic on the Agenda. Patrick said the Town of Mt. Crested Butte had told him 20 units in the Timbers building were currently licensed for short term rentals. Rob explained the process, used by other associations in the valley, for tracking short term rentals through the taxes paid to the Town of Mt. Crested Butte. Rob said generally the figures provided by unit owners closely matched the figures obtained from the Town. As most owners had already committed to rentals for the Winter months it was suggested the short term rental fee be \$10 per rental, instead of the previously proposed \$20, to make it easier for owners to absorb that charge. Rob said paragraph 12 of the Rules and Regulations would be changed to \$10 per rental, per unit. It was agreed the Schedule of Fines would apply to owners and renters equally and the rules were amended accordingly.

Patrick made a motion to approve the Rules and Regulations with the changes in paragraph 12 and the Schedule of Fines. Reggie seconded the motion and it was unanimously approved. Rob said he would circulate the Rules and Regulations to the Board for one more review and then Rob would circulate to all owners by email together with an explanation of how owners would report short term rentals in their units. Marcus Lock would be asked to review the Rules and Regulations.

Reggie said the bike clean up had been completed and five bikes had been disposed of. Four bikes had gone to Six Points and one bike had gone to the landfill. Reggie agreed to provide Toad with receipts for any expenses he had incurred during the cleanup of bikes and a snowmobile and those expenses would be reimbursed.

Rob said he would follow up on the installation of the Timbers sign and it would be installed as soon as possible.

Reggie suggested the association schedule dryer vent cleaning in all units to take advantage of group savings and reduce the fire hazard. Rob said only one company had provided a bid and that was \$100 per unit or \$140 per unit if units were cleaned individually and not part of group pricing. After discussion Reggie agreed to draft an email to all owners

explaining the need to have dryer vents cleaned and to fund the work by a special assessment as the Budget was too tight to absorb that cost.

To minimize fire danger it was agreed the grill would be left on the deck near the hot tub during the winter.

Reggie said he had obtained some bids for cleaning and snow removal in addition to the Toad pricing. Rob explained the advantages of having several different roof contractors to call rather than restricting the work to just one company as that company might not be available when needed. Rob said there was some flexibility on the hourly rate for the skidsteer and he would review those figures. After discussion it was agreed Reggie and Nate would do snow shovelling around the building and the stairs. During large storms or if Reggie and Nate were not available Toad would be asked to help shovel the snow. It was generally agreed by working together it would be possible to clear snow promptly and for a lower price.

Rob said the Collection Policy for dues was followed with phone calls and letters and late fees added to the account. Rob explained most units were fine and one unit was attempting to catch up on delinquent dues and that unit was also listed for sale.

Reggie said one snowmobile had been parked near the dumpster and it was not clear who the owner was. Rob agreed to put a parking violation sticker on the snowmobile in an attempt to get the owner to move it.

The meeting adjourned at 6:35 pm.

Prepared by Rob Harper,
Toad Property Management, Manager