

TIMBERS ASSOCIATION
Board of Directors Meeting Notes
August 14, 2025, Zoom Meeting at 5:30 PM MDT

Directors Present: Chad Markle and Reginald Park

Also, Collin Schuhmacher and Kate Conyers with Toad Property Management.

- I. **Call to Order and Verify Quorum:** As there was not a quorum, the board held discussions but will reschedule the BOD meeting for September.
- II. **Reports from Toad**
 - A. **Stair Estimate:** Collin Schuhmacher sent email with pictures and estimate. **On hold until next meeting with quorum.**
 - B. **Old Dumpster:** Discussion regarding possible options. Suggestion was given for someone with structural knowledge to come out and take a look to confirm stability/condition though it's believed to be in decent condition. Discussed possible use as a bike/e-bike area or if it's best to have Chateau use it. Expressed concern that if they try to use it for anything other than trash, people may still place trash there. **Action: Collin Schuhmacher to contact Chateau to discuss.**
 - C. **WM Recycle – With edited terms & conditions:** Collin Schuhmacher sent email with renewal contract. Chad Markle questioned previous email with Brandon stating different terms and believed Brandon negotiated a lower rate for the three-year term. **Action: Toad to check with Brandon and request WM to adjust if necessary.**
 - D. **Collin/Marin walk-through:** Brief discussion regarding items noted while on-site. **Action: Collin Schuhmacher to send email with updates/action items.**
- III. **BOD Titles & Expirations:** Discussion regarding terms. Meeting minutes from last annual (11/2024) state Mike, Reggie and Chad will serve another three-year term. However, website shows Chad & Mike expired last year but Reggie is not up until November 2025. **Action: Kate Conyers to look back at minutes to try to determine when each board member was voted in to their position.**
 - A. President – Chad Markle
 - B. Vice President – Reggie Park
 - C. Treasurer – Mike Arth
 - D. Board Member – Marin Brownell
- IV. **Old Business:**
 - A. **Door closers:** Update was requested. **Action: Toad to find out where this left off and get it back in motion.**
 - B. **E-bikes:** Reggie saw some charging in common areas. Is there anything in covenants restricting that? Suggestion to come up with policy if there isn't one already. Concerned with fire risk/cost of charging. **Action: Kate Conyers to look in by laws and put quick policy together for board to review.**
 - C. **Abandoned Motorcycle:** Discussion regarding previous attempt to contact owner via email. **Action: Collin Schuhmacher to attempt to reach the owner over the phone.**
- V. **New Business:**

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A. Garbage Can by Patio: Reggie Park would like to get rid of it. Animal has gotten into it. It doesn't get picked up as much as it should. Marin also pointed it out at the recent on-site walk-through. Consensus to get rid of it. **Action: Toad to look in to removing.**

VI. Next BOD/Budget Meeting: June and August meetings did not meet quorum. Instead of waiting until October to review budget, another meeting will be scheduled via email for September to review budget proposal, updates/information from on-site walk-through, and any other meeting business that requires board action. **Action: Toad to put initial docs together for board review. Goal for end of next week.**

A. Budget considerations – Discussion regarding an unbudgeted cost that caused an unfavorable outcome for the year. Chad Markle believed it was Western Slope for the common area smoke detectors. **Action: Toad to connect with Western Slope to get an estimate for any upcoming projects.**

VII. Next Annual Meeting: November 13, 2025 (Time TBD)