

**THE TIMBERS OWNERS ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**AUGUST 25, 2020**  
**VIA ZOOM**

Those Present:

Kat Hassebroek  
Ann Mallow  
Erin Stock  
Reggie Park  
Rob Harper, Toad Property Management

Rob called the meeting to order at 5:35 pm. Reggie made a motion to approve the minutes of the April 16, 2020 meeting. Ann seconded the motion and it was unanimously approved.

Rob explained a leak from the bath tub in Unit 112 had caused damage to Unit 014. The repair work was underway and it was expected the owner would be back in Unit 014 by the end of the week. The Association's insurance company had been advised but it would be the Unit 112 insurance company taking the lead and paying for the repair as it was a unit expense and not a building expense.

Steve Loden and Brad Wyly had intended to participate in the meeting but were busy evacuating ahead of the hurricane and Rob said he would be reading an update later in the meeting.

Rob said the new signage at the hot tub had not made any difference and Reggie said he had spoken with the owner who had then spoken to their tenant and Reggie felt the matter had been resolved. A long discussion followed regarding how to operate the hot tub and the problems associated with the limited size/capacity of the residential style hot tub.

Erin explained language she used in her short term rental agreements to control dogs barking and it was generally agreed the language and financial penalties were excellent. Similar language would be considered for hot tub usage.

Reggie expressed concern about the multiple items being stored in the basement locker room. It was agreed the draft Rules and Regulations needed to be amended to cover the common area storage. Paragraph 5 of the draft Rules and Regulations would be amended to meet the concerns of the Fire Department and keep the locker room and common areas less cluttered.

Erin questioned the \$35 per rental, per unit short term rental charge and suggested a lower charge of \$10 per rental. How to collect and enforce reporting of short term rentals was discussed and it was agreed to make the rental rate \$20 per rental and rentals would be reported on a monthly basis to Toad. Rental reports from owners would be checked with the Mt. Crested Butte short term rental records. Rob agreed to amend paragraph 12 of the Rules and Regulations.

Rob agreed to make some changes to the Rules and Regulations and circulate to the Board for review prior to the document going out to all owners.

Rob explained Patrick Walsh was willing to join the Board to replace Erin when her term expired in October. Rob said Patrick had extensive knowledge of HOAs. It was agreed Rob would send an email out to owners to find out if there were any more owners interested in joining the Board.

Prior to the meeting Rob circulated a draft 2021 Budget and explained dues remained at the 2020 level. Rob said insurance was expected to increase again in 2021 and if the building went two years without an insurance claim it might be possible to see lower rates. Rob explained Steve Loden and Brad Wyly were attempting to keep legal expenses low and it was hoped that legal expenses would be reduced in 2021. Rob explained annual meeting documents must be sent by regular mail and some other documentation also had to be mailed and could not just be emailed so those expenses would continue. Rob agreed to research using parking passes for multiple years with stickers added to reflect the change of year.

Snow removal and how to reduce the snow removal expenses was discussed. Reggie agreed to reach out to snow removal companies with insurance and compare pricing and it was suggested volunteers be encouraged to assist with shoveling steps and sidewalks. After discussion regarding snow removal in the parking lot it was agreed the Rules and Regulations would include a paragraph alerting vehicle owners to the need to move vehicles from the parking lot following snowstorms of 6 inches or more. Email notifications would still be used if it was a big snow year or vehicles were not being moved.

Reggie and Kat said they would provide information regarding roof snow removal companies to compare rates.

Erin made a motion to approve the 2021 Budget as presented. Kat seconded the motion and it was unanimously approved.

Rob read an update from Steve Loden explaining a scheduling conference with the construction deficiency lawsuit had been set by the Judge for September 22, 2020. Mediation and settlement recommendations would be included in the case management proposal and after Discovery was completed a trial date of August 2021 was a possibility. Rob said 8 units had sold in Timbers during 2020 and the lawsuit would continue to be a concern to some lenders or buyers but units were still selling and property values were good. Kat explained additional insurance companies had entered the lawsuit which was a positive thing. Rob said Steve Loden would send another update to owners in the near future.

Reggie expressed concern about unused and possibly abandoned bikes in the storage room and Reggie agreed to draft an email to owners asking them to identify their bikes, dispose or make arrangements to dispose of unused bikes and attempt to have the storage area cleaned up prior to winter.

At 7:06 pm Reggie made a motion to adjourn the meeting. Erin seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management, Manager

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