



Timbers Owners Association Minutes from June 19, 2025 Board Meeting

The meeting began with discussions about connectivity issues and attendance, resulting in the inability to conduct formal business due to a lack of quorum despite having some board members present. The group reviewed financials, property maintenance concerns, and insurance options, while also addressing various facility improvements including door closers, landscaping, and storage locker organization. The conversation ended with discussions about e-bike charging policies and delinquent owner payments, including lien procedures and their impact on property sales.

Next steps

- Lindsey to follow up with maintenance team on the back stairwell repair status.
- Lindsey to contact Brandon regarding the insurance premium/deductible option and ensure the correct option is selected.
- Lindsey to coordinate with maintenance team for gravel replenishment in the parking lot area.
- Lindsey to arrange for occasional landscaping maintenance, including weed control.
- Lindsey to research and propose a rule regarding e-bike charging in common areas for the next meeting.
- Lindsey to continue monitoring the delinquent owner's payment plan compliance.
- Collin to proceed with filing collection liens for delinquent accounts when appropriate.
- Maintenance team to implement regular checks and refills of dog waste bag stations.
- Maintenance team to clean out and organize the storage lockers, particularly the one near the patio and hot tub.
- Lindsey to schedule the next board meeting to vote on pending items.

Summary

Connectivity and Attendance Updates

The meeting began with Lindsey and Marin discussing connectivity issues, with Marin explaining her Wi-Fi problems and noting that Reggie might also be affected. They confirmed that while Chad might be absent due to spotty data, they expected to have three members present: Marin, Mark, Mike, and Reggie. Lindsey attempted to contact absent members, including Mike and Chad, while Marin checked her email for any updates.

TOAD PROPERTY MANAGEMENT

318 Elk Avenue | PO Box 2776

Crested Butte CO 81224

t: 970-349-2773 | w: toadpropertymanagement.com



Quorum Absence Halts Official Business

The meeting could not proceed with official business due to the absence of a quorum, with Chad's participation being crucial for voting. Lindsey explained that while they could not conduct formal votes or approve financials, they could still review information and discuss community matters. Reggie and Marin confirmed they had no questions about the April minutes, which would be approved at the next meeting with a quorum. The group agreed to start reviewing items, with Lindsey noting that a minor issue regarding door closers would be addressed later.

Association Financial and Maintenance Review

Lindsey reviewed the association's financials, noting they were overall favorable with minor overages in repair and maintenance contract labor due to dryer vent cleaning. The board discussed whether to continue covering dryer vent cleaning as a bulk project, with Reggie confirming it was done as a safety measure. Lindsey agreed to check with insurance regarding compliance requirements. The group also discussed landscaping improvements, particularly gravel needed for parking areas, with Lindsey agreeing to get cost estimates from maintenance for board review.

Property Maintenance and Compliance Updates

The meeting focused on property maintenance issues, including trash, dog waste, and elevator concerns. Lindsey reported that while there was one trash issue, overall conditions seemed improved during a recent cleanup day. The group discussed the need for regular maintenance checks, with Collin emphasizing their new proactive approach to property inspections. Reggie noted that while dog waste remains a challenge due to the number of pets in the community, the maintenance team will begin including poop station checks in their routine inspections. The conversation ended with updates on hallway compliance, where Reggie indicated a relaxed approach to shoe storage during winter, and an ongoing repair to the back stairwell that Lindsey will follow up on.

Insurance and Landscaping Review

The team discussed insurance options, with Reggie noting confusion over which deductible option was selected and Brandon's planned follow-up to correct it. They reviewed three insurance options, with Option 3 (10k deductible and \$175k wind/hail) being the preferred choice. The group also addressed landscaping needs, agreeing to maintain a low-maintenance approach with occasional checks during the summer for weed control and leaf removal around the parking lot area, while leaving natural grass and rockscapes untouched.

Exterior Door Closers Vendor Decision

The group discussed exterior door closers, with Lindsey explaining that while they cannot vote on the matter, they agreed to proceed with the Honkey's vendor recommendation for a super heavy duty model, which falls in the middle to high range of pricing. Reggie and Lindsey

TOAD PROPERTY MANAGEMENT

318 Elk Avenue | PO Box 2776

Crested Butte CO 81224

t: 970-349-2773 | w: toadpropertymanagement.com



discussed the importance of coordinating with the vendor's existing schedule to optimize installation costs. The conversation ended with Reggie raising concerns about storage locker organization, particularly regarding missing patio table legs, and Lindsey confirmed that a work order had been issued to address the storage cleanup.

E-Bike Charging Safety Discussion

Reggie raised concerns about e-bikes being charged in common areas due to fire safety risks, and Lindsey agreed to look into the association's documents to determine if rules could be established to prohibit charging in common areas. They discussed that while supervising charging in units might be safer, controlling individual behavior is challenging, and insurance would likely cover any incidents. The issue will be added to the agenda for the next formal meeting for further discussion and decision-making.

HOA Lien and Payment Updates

The meeting focused on delinquent owner payments and lien procedures. Lindsey reported that one delinquent owner is complying with a payment plan by making timely payments, while another owner forgot to pay in June and received a notice. Collin explained that Colorado HOA laws allow for lien placement on delinquent properties, and their team is taking proactive steps to file collection liens to ensure better protection for the association. The group discussed the implications of liens on property sales, noting that they serve as a deterrent for potential buyers with outstanding association fees.

TOAD PROPERTY MANAGEMENT

318 Elk Avenue | PO Box 2776

Crested Butte CO 81224

t: 970-349-2773 | w: toadpropertymanagement.com