



TIMBERS ASSOCIATION **Board of Directors Meeting Minutes**

September 17, 2025 6:00 PM (Mountain Time) via Zoom

Directors present: Chad Markle, Reggie Park, Mike Arth and Marin Brownell
Also, Kate Conyers with Toad Property Management

- I. **Call to Order, Verify Quorum and Proper Notice of Meeting-** Chad Markle called the meeting to order at 6:01pm. Proper notice of the meeting was acknowledged, and a quorum of the Board was present.

- II. **Approval of April 2025 Meeting Minutes-** Minutes shared in advance.
Action: Reggie Park motioned to approve the minutes as presented, seconded by Chad Markle and all approved.

- III. Unfinished Business
 - A. **Bike & E-Bike Policy Doc-** Shared in advance. Discussion regarding policy specifics and bike registration. **Action: Toad will facilitate bike and e-bike registrations going forward. Action: Reggie Park will share spreadsheet and/or other information relating to current registrations.** Consensus of board to approve policy (with discussed updates) to include e-bikes.
 - B. **Snow Fencing Update-** Discussion regarding the necessity of snow fencing. Toad still waiting on quote from Axtell's visit week of 9/8. **Action: Kate Conyers will provide quote once received.**
 - C. **Detached Shed Update-** Toad still working to obtain second quote. Waiting to hear from new contactor, Coggins, as Axtell is now only handling roof and siding work. **Action: Kate Conyers will follow up and provide quote once received.**



- D. **Review Budget-** Shared in advance. Anticipated expenses reviewed. Discussion regarding dues increase due to utility increases and the contingency fund for unexpected expenses.
Action: Reggie Park motioned to approve the 2026 budget with 2% operating dues increase, Chad Markle seconded and all approved.

- IV. New Business
 - A. **Review Reserve Study and Accounts-** Reviewed study from 2022. Suggestion to have a professional reserve study conducted as the building is approaching 10 years old and larger maintenance projects will need to be properly planned. **Action: Kate Conyers will obtain a few reserve study quotes.**
 - B. **Vacancy Term Lengths-** Two seats open for annual meeting election. One term length will need to be a 1 year term per Timbers Bylaws.

- V. Director Reports- None provided.

- VI. Announcements
 - A. **Bus Route Change-** Bus route change starting Wednesday 9/17 due to Chateaux sealcoating project. Bus will go straight to town from Mountaineer Square until Sunday 9/21.
 - B. **Next BOD meeting October 9, 2025**
 - C. **Annual meeting November 13, 2025 at 5:30pm.**

- VII. Adjourn- As there was no further business, the meeting was adjourned at 6:55pm.