

**THE TIMBERS OWNERS ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
THURSDAY, FEBRUARY 3, 2022
318 ELK AVENUE
CRESTED BUTTE, COLORADO
VIA ZOOM**

Those participating:

Reggie Park
Mike Arth
Chet Boyce, Toad Property Management

Chet called the meeting to order at 5:35 p.m. and confirmed that a quorum was present. Chet said that notice of the meeting had been sent on January 28, 2022.

Mike made a motion to approve the minutes of the December 13, 2021 meeting. Reggie seconded the motion, and it was unanimously approved.

Chet said that the only volunteer for the open Board position was Marin Brownell from Unit 204.

Reggie made a motion to appoint Marin Brownell to the open Board position. Mike seconded the motion, making approval unanimous.

Chet said that he would reach out to Marin to let her know that she had been appointed.

Chet said that there had been a maintenance request for the hot tub. Chet noted that Toad serviced the hot tub on Mondays, Wednesdays, and Fridays, but that someone had removed the chlorine floater from the tub this week, causing the cleanliness of the water to deteriorate more rapidly between Wednesday and Thursday. It was generally agreed that the frequent use of the residential hot tub presented maintenance challenges. Mike suggested that the cost of replacing the tub be built into the Association's Capital Plan. Chet said that he would reach out to Blue Diamond for pricing and recommendations on the best hot tub options for the Association, including single and double commercial hot tubs.

Reggie said that he had put together a survey that could help determine how other owners in the Association felt about investing in an upgraded hot tub, and he would circulate the draft survey to Chet and the Board.

There was some discussion of bike storage in the Association. Mike raised the possibility of charging for the use of hooks or installing a paid outdoor bike locker system. Reggie said that he had run some numbers to get a rough estimate on the number of bikes that were sitting unused in the bike rooms, and stated that if all unused bikes were removed, there would likely be enough bike storage to accommodate everyone who needed it. Reggie suggested it would be better to try to make the existing storage space work before moving to a paid storage solution. Mike pointed out that paid storage solutions would bring in money for the Association. It was generally agreed that the homeowner survey would also be a good avenue for ascertaining owners' opinions about bike storage.

It was generally agreed to adjourn the meeting until a future date in February, when Board Members Kat Hassebroek and Marin Brownell would hopefully be able to participate.

Reggie made a motion to adjourn the meeting at 6:02 p.m. Mike seconded the motion, making approval unanimous.

Prepared by Rob Harper,
Toad Property Management