

**TIMBERLINE COVE
BOARD OF DIRECTORS MEETING
JULY 16, 2010**

MINUTES

1. **Call to Order.** The meeting was called to order at 4:35 p.m.
2. **Attendance and Quorum.**
 - A. Board members in attendance either in person or via conference call were George Hart, Duane Abbot, Robert Levin and Jerry Frazee.

A quorum was established.
 - B. Representing Mountain Managers were Phil Wells and Judy Freese (via conference call).
 - C. Also in attendance was Noah Klug, attorney.
3. **Approval of 6/11/10 Board Meeting Minutes.** A motion was made, seconded, and passed to approve the minutes as written.
4. **Repair and Maintenance Report.** Phil read through the 4 item report. Legal expenses rendered through May 31, 2010 total \$1,120.00. Unit 102 has been liened and a demand letter sent with a deadline of 7/15/10. It was noted that the unit is for sale and a contract is being written.
5. **Financials.**
 - A. May financials were reviewed. Income is well above budget due to some prepayment of dues and collection of back due amounts. Year-to-date the HOA is \$9,992 ahead of budget on income. Expenses are below budget on all items except legal (\$2,242) and elevator (\$1,917). Even with the overages, the HOA is \$4,286 ahead of budget on expenses year-to-date.

The balance in the checking account was \$34,313.60 and the money market account balance was \$33,623.35.

Delinquencies were looked at. Unit 102 is now 6 months behind. Unit 204 was 30 days late in May. Mountain Managers will check to see if anything has been paid. The new collection policy is to be followed. The developer recently brought in a check for \$4,750 which is not reflected on the May financials. A letter will be sent to Matrix stating we do not believe we've received your agreed upon payment of \$1,650. There is no record of payment. If a check has been sent, please forward a copy of the check.

It was noted that financials list all monies owed under "delinquent dues" but this often includes more than just dues. Phil was asked to find out if this could be broken out.

6. **Developer/Builder Issues** - Attorney update. At this time the Board went into executive session to discuss various on-going issues concerning the developer/builder with attorney Noah Klug. Also discussed were delinquencies, collection policy, and foreclosure options. No decisions were finalized pending further information.

When the executive session ended, the Board continued with the regular agenda.

7. **Old Business.**

- A. Some good research has been done on hot tub code compliance and 6 or 8 quotes have been obtained. There is no money available at this time and further discussion was tabled until the next meeting.
- B. Entrance tiles are available and whether to buy now to have it on hand was discussed. The tile is pretty common and would probably be available when needed. Further discussion/decision was tabled until the next meeting.

7. **New Business.**

- A. Disconnection of cable to units that are delinquent was talked about. This is allowed in accordance with the HOA's governing documents. If this is done once, it will need to be enforced consistently for all delinquent units. It was originally believed that Comcast would not disconnect cable due to the bulk contract. It has since been determined they will disconnect at \$30 per occurrence. It was decided to wait to make a decision on 102 until George has spoken with the realtor (unit is for sale and has a contract pending).
- B. How to handle damage to the garage door was discussed. Robert had heard (third hand) that the door came down and hit a vehicle breaking the windshield. The garage door is functional but damaged. The door has a sensor and cannot come down and hit a vehicle. Robert was told that the driver left the vehicle sitting there while he let his wife and dog out. It's possible the door was already coming down and the driver drove into it. The estimate is \$850 plus tax (total \$900) to replace the bottom panel. Should the driver's insurance cover this? Will the driver then demand payment for the broken windshield? No claim has been made by the driver. Duane saw the vehicle with the broken windshield prior to hearing about this incident. The garage door works but aesthetically, it's not perfect. It's out of square and will deteriorate over time.

It was suggested that a letter be written to the vehicle owner (Ulrich Klein, unit 307). The letter would state that the HOA has been informed that you had a collision with the garage door. The owner will be asked to submit a claim through his personal insurance company to reimburse the HOA for garage door repair. A draft of the letter will be sent to Duane for review before mailing. The repair estimate will be included with the letter.

- C. A letter has already been sent to unit 102 regarding renters having dogs and laundry being left in the hallway.

- D. The location for the annual meeting was discussed. Phil noted that Mountain Managers has reconfigured its conference area and it would be a little more comfortable but still crowded. It was resolved to move the meeting to the Senior Center. Food will be provided (same as last year) and Robert will take care of this. (Subsequent to the meeting, Mountain Managers notified the Board that the Buffalo Room at the library behind the Senior Center had been reserved for the meeting pending Board approval. There is no charge for the room and food and drink are allowed as long as participants clean up after the meeting.)
- E. Real estate signs were talked about. A copy of the letter sent to Bruce Mitchell will be forwarded to Robert. Installation for the HOA sign will be fairly costly-\$200 to \$250. Phil noted that installing the sign will not be easy and will take hours to accomplish with digging the hole and pouring the concrete. Robert is checking with the Town to find out what they allow. It was pointed out this is not an identification sign for the complex – it's for realtors.
- The original estimate was for \$2,400 for a single sided sign in front and a double sided sign in back. The double sided sign alone would be \$1,600. If just the double sided sign was purchased, that cost could be recouped by charging realtors for the use of the sign (\$100 per year or per sale?). George will bring this up when he talks to the realtor about unit 102 and get some feedback on how realtors would feel about paying for use of the sign.
- F. Duane noted that trees and shrubs have been pruned, new plants put in, and dead trees removed.
8. **The Next Board Meeting** will be determined at a later date – it will probably be sometime next month.
9. **Adjournment.** There being no further business, the meeting was adjourned at 6:00 p.m.

Respectfully submitted: Judy Freese, Recording Secretary

Approved:



8/1/10

George Hart, President

Date