

**TIMBERLINE COVE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
June 22, 2017**

**I. CALL TO ORDER**

The meeting was called to order at 2:01 pm.

Board member Duane Abbott, Paul Joliat, and Tim Kiehl were present in person. Ed Chang was present via teleconference. Representing Summit Resort Group in person were Kevin Lovett, and Katie Kuhn

A quorum was present.

**II. OWNERS FORUM**

Lois and Lawrence Van Heukelom from unit 306 were present, and asked the board about removing the aspen trees blocking their view. The Board informed them that they do not plan on removing trees to enhance views, as it would set a precedent for other units with blocked views. However, two of the three aspen trees in question are diseased,

**III. APPROVE PREVIOUS MEETING MINUTES**

Paul moved to approve the minutes of the February 27, 2017 Board Meeting. Tim seconded and the motion carried.

**IV. FINANCIALS**

Katie Kuhn reported on the financials as follows:

May 31, 2017 close financials report \$16,136 in Operating and \$73,803 in the Reserve account.

P&L statements report \$86,287 of actual expenditures vs \$86,564 of budgeted expenses, resulting in an \$276 underage year to date. Major areas of variance include:

Snow Removal - \$1,964 under

Gas - \$4,573 under

Common Utilities - \$1,207 under

Security/Fire System - \$1,222 over due to annual inspections and repair

Heating System - \$2,840 over due to snowmelt system repairs

Grounds – \$2,187 over due to timing

Hot tub - \$1,050 under

A/R is good for the most part! 2 units are past due; we're following up with them and will be issuing late fees according to the collection policy.

All Reserve transfers have been made year to date.

**V. MANAGING AGENTS REPORT**

Katie Kuhn reported the following:

*Completed items*

- Insurance renewal
- Comcast upgraded
- Annual fire sprinkler and backflow inspection

- Garage power washed
- Dumpster doors repaired
- Garage re-striped
- Two irrigation heads replaced
- Exterior painting
- Dryer vent cleaning
- Backflows rebuilt
- Spring clean-up and irrigation start up
- Flowers planted

*Pending Items*

- Window washing – June 28/29<sup>th</sup>

**VI. RATIFY BOARD ACTIONS VIA EMAIL**

There were no actions to ratify.

**VII. OLD BUSINESS**

- The exterior painting project was discussed. There are a few areas to touch up, Katie will take notes from the owners and Paul, and do a walk through with the painter.

**VIII. NEW BUSINESS**

- 2017 projects were discussed. The board felt that the hallways, crack fill, time clocks, and mulching did not need to be done this year. The landscaping does need work, and would like to formulate a plan with a landscaper. Katie will set up a meeting to discuss the scope of work and get pricing.
- The generator is still down. A local diesel mechanic may be able to work on the generator. SRG will arrange a diagnostic appointment and report back to the board. The Board also suggested reaching out to other local businesses that may have generators to see who maintains them.

**IX. NEXT MEETING DATE**

The next meeting date will be July 25<sup>th</sup> at 2pm.

**X. ADJOURNMENT**

With no further business, at 2:51 pm the meeting was adjourned.

Approved By: \_\_\_\_\_

Board Member Signature

Date: \_\_\_\_\_