

TIMBERLINE COVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 2, 2018

I. CALL TO ORDER

The meeting was called to order at 2:04 pm.

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

A quorum was present.

II. OWNERS FORUM

No owners were in attendance.

III. APPROVE PREVIOUS MEETING MINUTES

Duane moved to approve the minutes of the May 10, 2018 Board Meeting. Tim seconded and the motion carried.

IV. FINANCIALS

Katie Kuhn reported on the financials as follows:

June 30, 2018 Financials

June 30, 2018 close financials report \$3,891 in Operating and \$31,636 in the Reserve account.

P&L statements report \$94,897 of actual expenditures vs \$98,284 of budgeted expenses, resulting in an \$3,386 favorable variance year to date. The actual variance is about \$1,844 however, as we are behind on one month of Reserve transfers due to a low operating budget. SRG will make the missed transfer as funds allow.

A/R is good! All dues are current.

2019 Budget

The 2019 budget was reviewed alongside the Reserve Study commissioned by Association Reserves. The Reserve Study showed that the HOA was underfunded, and that the chance of a special assessment was very high. The funding shortfall originated in the 2017 fiscal year, due to several unforeseen projects and some projects costing more than originally budgeted.

The Reserve Study looks at the common HOA components, evaluates their useful and remaining life, and provides estimates of replacement and repair costs. The Board will work together to evaluate the Reserve Study and compile the data from it and the capital plan into one document.

In order to improve the Reserve funding in 2019, Tim made a motion to increase the operating dues by 3%, and the Reserve dues by \$29,496 for a total dues increase of 18.6%. Duane seconded and the motion carried with all in favor. The Board would like to see dues split out for operating and reserve expenses on the statements effective in January. SRG will arrange for this.

Tim moved to approve a \$30,000 special assessment to fund the shortfall in the Reserve account to be due by November 30, 2018. Paul seconded and the motion carried with all in favor.

It was mentioned that while the increase and special assessment were not as aggressive as proposed in the Reserve Study, is a good step in the right direction to properly funding the HOA. The Board looks forward to a discussion with the homeowners about the study at the annual meeting in September.

V. MANAGING AGENTS REPORT

Katie Kuhn reported the following:

Completed items

- Fire sprinkler system repairs
- Landscaping improvements
- Reserve study completed
- Window washing

VI. RATIFY BOARD ACTIONS VIA EMAIL

There were no new actions via email.

VII. OLD BUSINESS

- Katie has been speaking with Stewart and Stevenson for the generator repairs. Stewart and Stevenson bill \$180 per hour, plus an additional \$3 per mile for all travel. The staff mentioned another generator repair company that was significantly cheaper, Katie will investigate and try to contact them for a quote as well.

VIII. NEW BUSINESS

- Crack sealing was approved with Jet Black.
- The annual meeting notice documents were reviewed and amended. Katie will send the edited paperwork to the Board for their approval.

IX. NEXT MEETING DATE

The Annual Meeting will be on September 22nd.

X. ADJOURNMENT

With no further business, at 3:37 pm the meeting was adjourned.

Timberline Cove Homeowners Association

Board of Directors Meeting

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Approved By: _____

Board Member Signature

Date: _____