

**TIMBERLINE COVE  
BOARD OF DIRECTORS MEETING  
OCTOBER 2, 2010  
(FOLLOWING ANNUAL MEETING)**

**MINUTES**

1. **Call to Order.** The meeting was called to order at 1:10 p.m.
2. **Attendance and Quorum.**
  - A. Board members in attendance were George Hart, Duane Abbott, Robert Levin, and Jerry Frazee.  
  
A quorum was established.
  - B. Representing Mountain Managers were Phil Wells and Susan Witkowski.
3. **Discussion Items.**
  - A. Dues increase: The budget and MCR projects were reviewed. The Board feels that the monthly contribution to reserves (\$750) should be reflected on the monthly financials – this will be checked on. It was suggested that an assessment be added to the MCR in 2015 to improve the bottom line. Phil was asked about the numbers used in the MCR and responded that they are based on current bid prices or “best estimate”. The numbers are reviewed and updated periodically. All Board members are encouraged to review the MCR on a regular basis. George noted that reserves do not look good. Keeping only one hot tub operational will save some money. It was decided not to completely drain the 2<sup>nd</sup> hot tub but it will be kept at a much lower temperature. Chemicals will be checked regularly but without usage, cost should be less. Both hot tubs will be repaired so if one goes down, the other can be used. Funds are allocated in the MCR for hot tubs (\$1195 in 2010, \$15,000 in 2014, and \$835 in 2015). All these will be combined and put in the year 2015. Window cleaning will be removed from the MCR. This is a routine maintenance issue and is paid out of the operating account. Phil explained that some regularly scheduled maintenance items are put in the MCR to remind Mountain Managers of the need to obtain bids at the proper time. The Board did not think this was necessary and window washing will be taken out. Dryer vent cleaning will be changed to every 3 years. The requested changes will be made and e-mailed to the Board.  
  
A motion was made, seconded, and passed to approve a 3% dues increase effective January 1<sup>st</sup>. The dues increase for each unit is based on the percentage of ownership.
  - B. The cement wall between Mountain Meadows and Timberline Cove is cracking – big chunks are coming out. The wall is located on TLC property and is not a shared expense with Mountain Meadows. Mountain Managers was asked to obtain an expert opinion to determine whether the wall can be repaired or needs to be replaced.
  - C. Duane found a place in Dillon that has prints for \$100 each. The Board authorized Duane to proceed with obtaining the prints at a cost not to exceed \$400.00

- D. The owner's list is currently only available to Board members on the website. Mountain Managers only gives out owner information that is a matter of public record unless permission is obtained from the owner. A form will be sent out with these minutes asking owners what information they approve for general publication. Once a list is compiled, it will be posted on the website under the homeowner section.
  - E. Board Officer Positions will be kept the same as this year (George-president, Duane-VP, Jerry-Secretary, and Robert-Treasurer. Jessica Bergan will be taking Mark Hull's place (Member at Large).
4. **The Next Board Meeting** will be December 16, 2010, 3:00 p.m. at Mountain Managers. The conference call will be set up for this meeting.
5. **Adjournment.** There being no further business, the meeting was adjourned at 3:05 p.m.

Signed:

Approved via e-mail

12-6-10

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Robert Levin, Treasurer

Date