

**TIMBERLINE COVE
BOARD OF DIRECTORS MEETING
DECEMBER 19, 2008**

MINUTES

1. **Call to Order.** The meeting was called to order at 12:12 p.m.

2. **Attendance and Quorum.**
 - A. Board members in attendance either in person or by conference call were George Hart, Duane Abbott, Robert Levin, and Mark Hull.

A quorum was established.

 - B. Representing Mountain Managers were Eric Gill, Susan Witkowski, and Judy Freese (via conference call).

3. **Discussion Topics:**
 - A. Robert spoke with last year's plow contractor (Premiere Property Services) and they are willing to offer the same rate as last year (\$120 per hour). This includes use of a front end loader and stacking of snow. Eric will contact Premiere and arrange for them to do the plowing. Robert provided contact information.

 - B. Gutters are done, the light on the sign has been installed and Service Monkey is completing fireplace inspections.

 - C. Hot tub issues. There was a recent problem with people using the hot tub after hours which resulted in the police being called. Many responses were received from owners and the Board wished to discuss possible solutions to unauthorized after hours use of the hot tub.

It was pointed out that rules were established that give owners/guests reasonable hours to use the hot tub and still provide for some "quiet hours" for residents. Hot tub hours are clearly posted and all owners/guests need to obey the rules and observe posted hours.

One owner noted in an e-mail that owners and their guests are authorized users and are not considered to be trespassing. This is not an accurate statement. According to police officials, anyone using the tub in violation of posted regulations is trespassing. It is part of their job to respond to noise complaints, disorderly conduct, unauthorized use of the hot tub, etc. Neither owners nor the management company are expected to confront violators who may be unknown to them and try to resolve a situation. While no one wants to see the police called for every infraction to the Rules and Regulations, owners who feel uncomfortable in dealing with any situation should contact the police.

Eric pointed out that steps have been taken to mitigate late night use of the hot tub. The auto fill for the tub puts in cold water beginning shortly before 10:00 p.m. In addition, jets are on a timer and will not operate after 10:00 p.m. There were some problems with the timers not being set to allow for daylight savings time but all are operating correctly at this time. This was verified when a renter complained that the tub began to get cold just before 10:00 p.m. and the jets would not turn on. The tub became uncomfortable to use which is exactly what is supposed to happen. This should eliminate or at least greatly reduce any future late night use of the hot tub.

The gate locks are designed to lock after 10:00 p.m. (you can get out but you can't re-enter after 10:00 p.m.). It was noted that this only works if the door is shut tightly.

All owners are reminded that it is their responsibility to inform renters/family/guests of the rules that are in place at Timberline Cove.

- D. Parking: Assigned parking spaces in the garage are owned by the individual unit owner. If someone parks in an owner's assigned space, that owner may legally request that the vehicle be towed without notification to the management company or the police. Owners are asked not to compound the issue by parking in someone else's space if someone has parked in theirs. There are currently some unused garage spaces but once all units are sold, this will not be the case. There is plenty of parking outside if additional space is needed.

A letter regarding the hot tub and parking issues will be sent to all owners.

- E. Eric has spoken to the owner of 102 regarding payment of owed monies. She is waiting on insurance but has not yet submitted all claims. Eric noted that it is not necessary for the HOA to file an insurance claim at this time.
- F. Garage door openers – update. Eric spoke to Dave with Overhead Door (original installer). It was discovered that the maximum number of keys permitted with this system is 125. More memory will be needed if additional keys are to be added. Some owners have keys that work and some do not. Keys have failed for no apparent reason. Once a key "dies" it can't be reactivated. Ed had 5 keys that he gave to Eric – all work. No more keys can be programmed into the system. It would cost approximately \$1,000 to upgrade to a 1,000 card system plus a printer that would print out current codes and who they belong to. This would allow keys that have failed to be "killed" so others could be programmed in. The HOA could also opt to go with a Saflok (key fob) system for approximately the same price. This system has the added benefit of being able to be interrogated which would allow tracking of who entered the garage and when. It was also suggested that a motion sensor might be installed which would open the garage for any approaching vehicle. The Board felt that a secure garage would be preferable and felt that some kind of PIN system would be better. Simply punching in a code would eliminate the need for any keys/key fobs entirely. George talked about a system that he has been looking at Copper for individual unit doors. This is great if you rent your unit – no keys to lose. He also said owners could set different codes for different time periods with this system (i.e. one code for housekeeping, one for management, a one-time code for maintenance, etc.). After further discussion, it was resolved that Eric research a keyless system in the \$1,000 price range and forward information to the Board. A decision will need to be made soon as there are very few additional keys available at this time.
- G. It was noted that the path to the hot tub is currently being cleared of snow. This should be left alone as we don't want people approaching the tub from this direction. The path may be done away with completely in the spring – just put in grass.

- H. Cooks welding was unable to put wheels on the left hand door of the dumpster enclosure. It is sagging due to weight and needs to be repaired. This will be a \$3,500 expense to be split with Mountain Meadows.
- I. Mark stated the electric baseboard heat in his master bath went bad. He found out this is not your everyday baseboard and is expensive to replace. It's oil filled (more like a radiant heat system). It's supposed to be fore energy efficient, however replacement cost is about \$450 instead of \$150 for a regular baseboard heater. The size is also not standard and to replace with a standard baseboard heater would require tile work, etc.

4. **The next Board Meeting** is scheduled for 3/2/09, 3:00 p.m. at Mountain Managers.

5. **Adjournment.** There being no further business, the meeting was adjourned at 1:15 p.m.

Signed:

Approved at 5/18/09 Board meeting

George Hart, President

Date

Judy Freese, Recording Secretary

Date