

**TIMBERLINE COVE  
BOARD OF DIRECTORS MEETING  
MARCH 1, 2010**

**MINUTES**

1. **Call to Order.** The meeting was called to order at 4:13 p.m.
  
2. **Attendance and Quorum.**
  - A. Board members in attendance via conference call were Robert Levin, Jerry Frazee, and Mark Hull.  
  
A quorum was established.
  
  - B. Representing Mountain Managers were Phil Wells and Judy Freese (via conference call).
  
3. **Approval of 12/8/09 Board Meeting Minutes.** A motion was made, seconded, and passed to approve the minutes as written.
  
4. **Repair and Maintenance Report.** The report contained 5 items covering the period of 11/09 through 01/10. Included were replacement of all unit entry door batteries, annual fire alarm testing and inspection, installation of bird spikes at units 406 and 407, removal and reinstallation of the split rail fence, and testing/inspection all sprinkler heads in unit 406. The unit had experienced a slight leak and all heads were tested. Phil was asked if Unit 303 had been repaired. The owner had postponed work due to having guests in the unit. Phil will check on repairs.
  
5. **Financials.**
  - A. January financials were reviewed. Phil noted that dues collected in January were \$3,320 over the amount budgeted. This is due to owners paying in advance. There were quite a few delinquencies noted but the majority paid in February. Ed Chang remains delinquent. Phil was asked to check on whether or not a letter had been sent to him detailing the amounts owed. (It was subsequently found that a letter has not yet been sent. Per the minutes from the last Board meeting, it was stated that George received a letter from Ed Chang in September with a settlement amount. George was to forward a copy to Mountain Managers. A letter was to be prepared after receipt of the settlement amounts – not yet received.) Unit 301 has not yet paid for the ski locker saflok.  
  
On the expense side, gas is over budget by \$1,828. There has been more cold weather than the same period last year. Phil also noted that the February bill has come in (\$2,500) so this will somewhat balance out. Water was slightly over budget. This could be due to a higher rate of occupancy this year. Phil stated he's fairly certain there are no leaks and nothing is visible from the outside. Even a leaking toilet would cause a higher overage than has occurred. Not all units have signed up for security checks. Checking toilets is part of the security check. There was no hot tub or chemical expense for January. Overall, the Association is \$607 ahead of budget on expenses for January.

The balance in the checking account was \$26,000.22 and the money market account balance was \$31,920.06.

6. **Old Business.**

- A. Developer/Builder – Update: Noah (TLC attorney) received a call from Fred Sprouse who represents the developer. Fred Sprouse confirmed that Ed Chang has retained a sound attenuation expert and will try to provide any available reports. He asked if the Association had any evidence that all units are affected. Complaints have been widespread leading the Board to believe the problem may affect most units. It was pointed out that the units did meet code requirements in spite of the noise problems. Fred Sprouse suggested arranging a settlement conference where the Board could meet with Ed Chang and CFC. This would not be binding arbitration but just a meeting to gain more information on the developer's stand on the issues. Noah recommends pursuing this course since it would be cheaper than litigation and might result in a quick resolution. Phil agrees that this is worth doing. He'd like to get it set up as soon as possible. To reach any sort of resolution, the HOA needs to know what's being offered by the developer so they can decide how to proceed. A conference call with Noah should take place prior to the meeting with the developer and his attorney. Both meetings can be done by conference call but at least one Board member should be present in person. Phil will contact George via e-mail and try to set something up as soon as possible.
- B. Gutter heat tape freezing was discussed. A breaker was tripping and Mountain Managers is keeping an eye on this. This has happened before and is not a new occurrence. Phil will check with the maintenance department and get an update on what's going on.
- C. It was noted that it appears the heater has been hooked up again in the elevator room. This had been disconnected and to turn it back on someone had to take it apart and re-hook the wires. The heater was intentionally disconnected per a Board decision last year. The heat lamps are sufficient for elevator operation.
- D. Spring/Summer Projects per the MCR include:

Stone work	Budgeted for \$1,000
Asphalt seal coat	Budgeted for \$6,000
Mulching	Budgeted for \$3,000
Hot tub code compliance	Budgeted for \$11,000
Window cleaning	Budgeted for \$1,400
Dryer vent cleaning	Budgeted for \$1,200
Gas fireplace tune up/inspection	\$75 per unit
Rock work – time and materials	Not to exceed \$1,800

Some of these items may not be needed (i.e. mulching was probably budgeted for prior to the decision to use more rock). Phil was asked what the difference was between stone work and rock work. It was explained that the stone work is the fascia stone and the rock work is for replacing mulch with rocks.

Further discussion and any decisions were deferred until spring.

Phil asked the Board to think about what they want to do regarding hot tub compliance. Is this something to be considered or do they want to replace the 2 current hot tubs with one larger, new one. All agreed on replacing the 2 tubs with a new one. Phil will talk to some companies and see what's involved and obtain preliminary numbers. This is something that needs to be started now before contractors are too booked up to get to the project this year. Robert pointed out that this may need to be put off for another year from a financial standpoint. Over the next few years about \$26,000 is budgeted for re-plastering and code compliance issues. This money could be used towards the new hot tub. Phil believes a new commercial grade tub will be much more expensive. When he's obtaining bids/options for a new tub, he'll also ask contractors about making the current tubs more acceptable (quieter, more jets, code compliant, etc.). This may not be possible but all options will be explored. In addition, comparison bids will be obtained for in-ground vs. above ground tub and commercial vs. residential. The new tub should be a little larger than the current tubs (an 8 person tub should be fine).

- E. It was noted that the back gates have never been finished (the latches/handles for the gates are missing). A letter will be sent to Ed Chang.

7. **New Business.**

Cable upgrades: Robert spoke to Comcast and they are willing to work a deal for installing a HD / DVR box in each unit. The cost would be \$8.00 per unit (\$15.95 if owners do this themselves). If a unit does not currently have a box, there is also a \$35 installation fee per unit. To get the \$8.00 per unit rate, all units must participate. It's an all or nothing deal. There was minimal response to an e-mail request to owners last year regarding upgrading cable. People with no TV's don't want to upgrade but there were few negative responses. Phil stated that it's been his experience people don't like to be forced to pay for something they don't use. Robert suggested sending an e-mail to owners asking them to vote on this issue. If a majority vote "yes" then the Association can proceed. No response will be considered a vote in favor. If the response is not good, a follow up letter will be sent to those owners who did not respond. Robert will draft up a letter and send to Mountain Managers.

8. **The Next Board Meeting** will be determined at a later date.

9. **Adjournment.** There being no further business, the meeting was adjourned at 5:17 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary