
RECORD OF PROCEEDINGS

Minutes of Executive Board Meeting Timber Springs Property Owners Association August 13, 2019

The Executive Board meeting of the members of the Timber Springs Property Owners Association was held on August 13, 2019 at 1:30 pm., at the offices of Marchetti & Weaver, LLC, 28 Second Street, Suite 211, Edwards, Eagle County, Colorado.

Attendance

The following Directors were present and acting:

- Michael Barry (via telephone) term ends 2021
- Pat Martin term ends 2021
- MaryLou Fiala (via telephone) term ends 2019

The following Directors were absent:

- Mary Chen term ends 2020
- Debra Copit term ends 2020

Also in attendance were:

- Jerry Fiala, Lot 7 (via telephone)
- Beth Johnston, Secretary for the meeting
- Johann Marx, Jabulani Services

Call to Order

The meeting of the Executive Board of the Timber Springs Property Owners Association was called to order by Director Fiala on August 13, 2019 at 1:32 pm. noting a quorum was present.

Changes to Agenda

There were no changes to the Agenda.

Gate Controls Replacement

Mr. Marx reviewed the background of the gate controls failing earlier this summer and the need to replace the controls. Mr. Marx reported that two proposals for replacing the controls were received. The bid from Picasso Gate was over \$32,000 and did not include all work such as stone work or retrofitting the controls. The bid included in the board packet was for a local contractor recommended by Cordillera and included all work related to replacing the gate controls at an estimate of \$18,000. Director Martin inquired whether the pedestrian gate would be included in the gate design as requested by Mr. Chen. Mr. Marx explained that a keypad would be installed on the inside of exit gate to allow pedestrians and bicyclists to enter a code to open the gate. Ms. Johnston recounted an email exchange with Mr. Chen in which this option was presented in lieu of a separate pedestrian gate and that Mr. Chen indicated that option would be acceptable. Director Barry and Mr. Fiala concurred with the exchange.

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Discussion then turned to funds available for the project. Ms. Johnston verified that the 2019 budget included \$40,000 for the gate replacement which could include the controls as well. Mr. Marx reported that the gate estimate and controls estimate came up to approximately \$46,000 total. Ms. Johnston recommended adding a 10% project contingency for a total of \$50,000 and said that the Association's reserve had sufficient funds to cover the overage. Following discussion, and by motion duly made and seconded, it was unanimously

RESOLVED to approve increasing the Reserve Gate Replacement budget line item for 2019 to \$50,000, and

FURTHER RESOLVED to approve the Jabulani Services Estimate 114 for replacement of the gate controls in an amount not to exceed \$18,000.

Entrance Lights

Mr. Barry noted that the Timber Springs entryway was still quite dark and requested that Mr. Marx replace the current lights with LED lights to brighten the area. Mr. Fiala expressed that the entryway landscaping enhancements looked great this year.

Adjournment

There being no further business to come before the Association, upon motion duly made and seconded it was unanimously

RESOLVED to adjourn the Executive Board of Directors meeting of Timber Springs Property Owners Association on this 13th day of August, 2019.

Respectfully submitted,



Beth Johnston
Secretary for the meeting