
RECORD OF PROCEEDINGS

Minutes of Executive Board Meeting Timber Springs Property Owners Association October 5, 2020

The Executive Board meeting of the Timber Springs Property Owners Association was held on October 5, 2020 at 2:00 p.m., via electronic Zoom teleconference, join information <https://zoom.us/join>, phone only US 253-215-8782, meeting id: 830 16514797 passcode: 859541.

Attendance

The following Directors were present and acting:

- Michael Barry, President term ends 2021
- Pat Martin, Treasurer term ends 2021
- Mary Chen, Secretary term ends 2023

The following Directors were absent and excused:

- Debra Copit, Vice President term ends 2023

Also in attendance were:

- John Turner, owner Lot 7
- Adrian Garcia, representative JMCG Colorado LLC
- 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 Barry on October 5, 2020 at 2:22 p.m. noting a quorum was present.

Changes to Agenda

There were no changes to the Agenda.

Minutes

The minutes of the Board meeting included in the packet were reviewed. By motion duly made and seconded, it was unanimously

RESOLVED to approve the minutes of the February 28, 2020, Executive Board Meeting as presented.

Election of Officers

Jerry and MaryLou Fiala are no longer property owners in Timber Springs creating a vacant position for Ms. Fiala's position on the Board. Following discussion and by motion duly made and seconded, it was unanimously

RESOLVED to appoint John Turner to the vacant position with a term ending at the Annual Member meeting in 2022.

RECORD OF PROCEEDINGS

Timber Springs Property Owners Association October 5, 2020 Board Meeting Minutes

Following appointment of the new Director and general discussion, upon motion duly made and seconded, it was unanimously

RESOLVED to elect the following Directors to serve in the following officer positions until the next election of directors:

| | | |
|----------------|----------------|------------------|
| President | Michael Barry | term ending 2021 |
| Vice President | Debra Copit | term ending 2023 |
| Secretary | Mary Chen | term ending 2023 |
| Treasurer | Patrick Martin | term ending 2021 |
| Asst Sec/Treas | John Turner | term ending 2022 |

Ms. Johnston reported that research had been done on Board members being able to be represented by a proxy or power of attorney for the Executive Board meetings and she was awaiting final confirmation on the preliminary finding. Confirmation would be sent to Board once it is received.

Gate Telephone Dialer

Mr. Marx reported on the status of the gate and repairs of the damage sustained after being rammed about a month ago. Mr. Marx reported that the gate controller and telephone dialer was worn out and needed to be replaced suggesting that a heat source be added to the controller box for proper operation of the LCD screen on the new access system. The recommended dialer included in the estimate included in the Board packet is for access only and will not replace the cameras which currently run on analog phone lines. If additional or upgraded cameras are desired, new digital lines and cables will need to be run. Discussion continued on camera replacement, arranging the cameras to show both gates, and available history with the current system. Following discussion, and upon motion duly made and seconded, it was unanimously

RESOLVED to approve the estimate 186 from Edwards Electronics LLC to replace the gate Telephone access system as presented.

Discussion continued on the gate hydraulics and control arm problems. Mr. Marx suggested that the solid steel design at the bottom of the gate was causing increased force on the system during windy conditions. Various potential fixes were discussed and the Board agreed to monitor the situation and review in the spring. Further discussion was had on emergency release if the gates did not open as expected. The Board requested that Mr. Marx research options to make emergency opening easier and also requested a sign with instructions be posted by the exit

RECORD OF PROCEEDINGS

Timber Springs Property Owners Association October 5, 2020 Board Meeting Minutes

gate. It was noted that the acid wash applied improved the look of the gate.

Discussion on Short Term Rentals

Ms. Johnston gave background on short term rentals and questions that arose during due diligence of a recent lot sale. Discussion continued on potential rentals in the community. Following discussion, the Board requested that Ms. Johnston contact the Association's attorney to prepare an amendment to the Declaration to limit rentals of any kind without Board approval except for dedicated property caretakers.

Operations Report

Mr. Marx reported that the 2020 landscaping season was trouble free and that the irrigation system has been blown out. The noxious weeds were more manageable than in previous years. Ms. Johnston reviewed the landscape enhancements at the entrance and discussion on the landscaping for next season continued. Mr. Barry requested that the 2021 landscape proposal be sent to him once it was received.

The Board agreed to contract with Premier Landscaping for snow plowing for the 2020-2021 season and requested that Mr. Marx add a sign at the entrance gate announcing security patrols within the community.

Financial

Ms. Johnston reviewed the financial statements included in the meeting packet noting that most items were tracking as expected except for gate repairs.

Ms. Johnston explained the invoice approval process and reviewed current bank account signers noting that they needed to be updated. Following discussion, the Board requested that Directors Barry, Turner and Martin be added as signers on all Association accounts, and that Director Martin remain as approver with invoices being sent to Director Barry for offline review.

Future Meetings

Following discussion, the Board tentatively set the 2021 Annual meeting for Friday February 26, 2021 starting at 2:00 p.m.

RECORD OF PROCEEDINGS

Timber Springs Property Owners Association October 5, 2020 Board Meeting Minutes

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 meeting of the Timber Springs Property Owners Association on this 5th day of October, 2020.

Respectfully submitted,



Beth Johnston
Secretary for the meeting