
RECORD OF PROCEEDINGS

**Minutes of
2018 Annual Member Meeting
Timber Springs Property Owners Association
August 9, 2018**

The Annual Meeting of the members of the Timber Springs Property Owners Association was held on August 9, 2018 at 10:10 a.m., at the offices of Marchetti & Weaver, LLC, 28 Second Street, Suite 211, Edwards, Eagle County, Colorado.

Attendance

The following members were present and acting:

- Michael Barry, Lots 4 and 5
- Jerry Fiala, Lot 7
- MaryLou Fiala, Lot 7
- Pat Martin, Lot 8
- Mary Chen, Lots 1, 2 and 3
- James Chen, Lots 1, 2 and 3

Also in attendance were:

- Ken Marchetti, Marchetti & Weaver, LLC
- Beth Johnston, Secretary for the meeting
- Johann Marx, Jabulani Services
- Millie Aldrich, Pure Design Studios

Call to Order

The annual meeting of the Timber Springs Property Owners Association was called to order by Director Martin on August 9, 2018 at 10:25 a.m. Mr. Marchetti certified for the record that notice of the meeting was provided as required by the Association's bylaws. The members, by attending, acknowledged receipt of the notice.

**Changes to
Agenda**

There were no changes to the Agenda.

**Election of
Directors**

Mr. Marchetti reviewed the background and history of Timber Springs Property Owners Association and formation of Timber Springs Metropolitan District. Following discussion, the members of the Association determined that it was in the best interests of the members to reactivate the Association. Mr. Marchetti opened the floor for nominations for Directors to serve on the Association Board. Several members noted that since the community was small, there should be a representative from each lot serve on the Board. After nominations, and upon motion duly made and seconded, it was unanimously

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RESOLVED to elect the following Directors to serve on the Timber Springs Property Owners Association Board:

Michael Barry	3-year term ending in 2021
Pat Martin	3-year term ending 2021
Mary Chen	2-year term ending 2020
Debra Copit	2-year term ending 2020
MaryLou Fiala	1-year term ending 2019

The Annual meeting was continued as an Executive Board meeting was convened. Following the Adjournment of the Executive Board meeting, the Annual meeting was resumed.

Minutes The minutes of the 2015 meeting held on August 25, 2015 were reviewed. By motion duly made and seconded, it was unanimously

RESOLVED to approve the minutes of the August 25, 2015 joint Annual Member and Executive Board of Directors Meeting as presented.

2019 Budget The 2019 preliminary budget was discussed during the Executive Board meeting, held concurrently. During the discussion, there was no motion to veto the budget, therefore, the 2019 budget was approved as presented.

The Annual meeting was continued as a Metropolitan District meeting was convened. Following the Adjournment of the Metropolitan District meeting, the Annual meeting was resumed.

Millie Aldrich joined the meeting at 11:20 a.m. via telephone

Lot 6 Building Envelope Amendment

Ms. Aldrich reviewed the building envelope amendment for Lot 6 requested by Mr. and Ms. Copit. Ms. Aldrich referred to the letter that was distributed via email to the members stating that she felt there were no adverse impacts to neighboring lots and recommended approving the amendment. Following discussion, and upon motion duly made and seconded, it was unanimously

RESOLVED to approve the building envelope amendment for Lot 6 as submitted.

Discussion followed on the impacts of the construction to the downstream neighbors, especially silt mitigation and clean up. Ms. Aldrich recommended that a clean up fee or compliance deposit be listed separately on the construction budget and collected by the Association to

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ensure the silt and other construction impacts were cleaned up to the satisfaction of the Design Review Board as well as any affected neighbors. Different methods of cleanup were discussed and the Board directed Mr. Marx, with his time to be billed to Lot 6 owners, to obtain estimates for cleanup from Whittaker Landscaping as well as another pumping or cleanup vendor to ensure collection of a sufficient fee or deposit.

Ms. Aldrich left the meeting at 11:30 a.m.

Owner Education The members agreed that Mr. Marchetti's review of the history and interaction of the Timbers Springs Property Owners Association, Timber Springs Metropolitan District, and Cordillera Metropolitan District provided informational insight for the owners.

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

RESOLVED to adjourn the annual meeting of the members and the Board of Directors meeting of Timber Springs Property Owners Association on this 9th day of August, 2018.

Respectfully submitted,



Beth Johnston
Secretary for the meeting