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# RECORD OF PROCEEDINGS

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## Minutes of 2019 Annual Member Meeting Timber Springs Property Owners Association March 5, 2019

The Annual Meeting of the members of the Timber Springs Property Owners Association was held on March 5, 2019 at 10:20 a.m., immediately following adjournment of the Timber Springs Metropolitan District meeting and concurrent with the Timber Springs Property Owners Executive Board meeting, 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 and MaryLou Fiala, Lot 7 (via telephone)

The following members were present by Proxy:

- JMCG Colorado LLC (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

### Call to Order

The annual meeting of the Timber Springs Property Owners Association was called to order by Director Barry on March 5, 2019 at 10:20 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.

### Minutes

The minutes of the Annual member meeting held on August 9, 2018, were reviewed. By motion duly made and seconded, it was unanimously

**RESOLVED** to approve the minutes of the August 9, 2018, Annual Member Meeting as presented.

### Financial Statement & 2020 Budget

The 2020 preliminary budget was discussed during the Executive Board meeting, held concurrently. Following discussion, there was no motion to veto the budget, and, the 2020 budget was approved as presented.

### Election of Directors

One Director seat was up for election in 2019 and the floor was opened for nominations. Director MaryLou Fiala was nominated to serve another

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## Timber Springs Property Owners Association March 5, 2019 Annual Meeting Minutes

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term. There being no other nominations, MaryLou Fiala was elected by acclamation for a 3-year term expiring 2022.

### **Amendment to Bylaws**

Per Article 8, the Timber Springs Bylaws may be amended by an affirmative vote of at least 70% of the Members present or represented by proxy at a regular meeting. Mr. Marchetti presented the proposed Amendment to the Bylaws to article 5.2 explaining that it would change the number of Directors on the Executive Board from 3 directors to 3 to 5 members, thereby upholding the owners' desire to have all owners represented on the Executive Board. There being at least 70% of the members of the Association represented at the meeting, and by unanimous affirmative vote of said members, Section 5.2 of the Timber Springs Bylaws was amended as presented.

### **Owner Education**

Ms. Johnston explained the state requirement that Associations provide at least one owner education training per year stating that this year's education topic was Colorado's Noxious Weeds Act presented by Mr. Marx. Mr. Marx reviewed the information on the Noxious Weeds Act provided in the board packet and explained what noxious weeds were, the importance of eliminating them, and the methods used to remove noxious weeds when they are found. Mr. Marx explained that the Association is responsible for treating the right of ways while owners were responsible for treating their private property. Mr. Marx reported that prevalence of the noxious weeds has decreased significantly in Timber Springs since treatment was started several years ago and that continued treatment was necessary to prevent future infestations.

### **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 of Timber Springs Property Owners Association on this 5<sup>th</sup> day of March, 2019.

Respectfully submitted,



Beth Johnston  
Secretary for the meeting