
RECORD OF PROCEEDINGS

Minutes of 2020 Annual Member Meeting Timber Springs Property Owners Association March 5, 2020

The Annual Meeting of the members of the Timber Springs Property Owners Association was held on February 28, 2020 at 9:25 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 (via phone)
- Jerry and MaryLou Fiala, Lot 7 (via telephone)
- Patrick Martin, Lot 8 (via phone)

The following members were present by Proxy:

- JMCG Colorado LLC (Chen), Lots 1, 2 and 3

Also in attendance were:

- Maria DiCostanzo, proxy for JMCG Colorado LLC (via phone)
- 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 Martin on March 5, 2020 at 9:25 a.m. Ms. Johnston 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 included in the packet were reviewed. By motion duly made and seconded, it was unanimously

RESOLVED to approve the minutes of the March 5, 2020, Annual Member Meeting as presented.

Financial Statement & 2021 Budget

The 2021 preliminary budget was discussed during the Executive Board meeting, held concurrently. Following discussion, there was no motion to veto the budget, and, the 2021 budget was approved as presented.

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Timber Springs Property Owners Association March 5, 2020 Annual Meeting Minutes

Election of Directors

The current members of the executive Board of the Association are:

- Mary Chen term ends 2020
- Debra Copit term ends 2020
- Pat Martin (via phone) term ends 2021
- Michael Barry (via phone) term ends 2021
- MaryLou Fiala (via phone) term ends 2022

The floor was opened for nominations for the two Director seats up for election in 2020. There was discussion on the number of Directors that would best serve the Association. Following discussion, Directors Debra Copit and Mary Chen were nominated to serve another term. There being no other nominations, Directors Copit and Chen were elected by acclamation for 3-year terms expiring 2023.

Owner Education

Ms. Johnston explained the state requirement that Associations provide at least one owner education training per year. The year's education topic was Entry Gate Controls. Mr. Marx reviewed the new gate controls and also steps to manually open the gates in an emergency. Mr. Marx distributed an instruction sheet on the manual opening procedures to all owners via email. General discussion was had on the procedures, emergency release options, and an emergency code was agreed upon by all present at the meeting.

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 28th day of February, 2020.

Respectfully submitted,



Beth Johnston
Secretary for the meeting