
RECORD OF PROCEEDINGS

Minutes of Executive Board Meeting Timber Springs Property Owners Association February 28, 2020

The Executive Board meeting 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 Annual Member meeting., at the offices of Marchetti & Weaver, LLC, 28 Second Street, Suite 211, Edwards, Eagle County, Colorado.

Attendance

The following Directors were present and acting:

- Pat Martin (via phone) term ends 2021
- Michael Barry (via phone) term ends 2021
- MaryLou Fiala (via phone) term ends 2022

The following Directors were absent and excused:

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

Also in attendance were:

- Jerry Fiala, Lot 7 (via phone)
- Maria DiCostanzo, representative JMCG Colorado LLC (via phone)
- 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 February 28, 2020 at 9:25 a.m. noting a quorum was present.

Changes to Agenda

There were no changes to the Agenda.

Minutes

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

RESOLVED to approve the minutes of the March 5, 2019, Executive Board Meeting as presented, and

FURTHER RESOLVED to approve the minutes of the August 13, 2019 Executive Board Meeting as presented.

Operations Report

Mr. Marx reported that a gate weld had broken in January requiring repair. Mr. Marx presented Entry Gate Controls for owner education for the Annual meeting. The Board requested that Mr. Marx research additional emergency release options for the gate. Discussion turned to the

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appearance of the new gate. The Board requested that Mr. Marx apply an acid to achieve the patina finish envisioned and then request feedback from owners. The finish and appearance would be revisited at next year's meeting to determine if any other finish is preferred. Additional discussion was had on replacement of the gate controller and increasing signage at the exit sensors. The Board requested that Mr. Marx install two signs to designate the gate exit sensors. The current gate cameras are active however they are no longer supported by Apple. Mr. Marx is working on upgraded video options. The Board requested that Mr. Marx research replacing the current system with an easy to use control board with camera options.

Mr. Marx reported that the entry tree lights were being changed out to LED strings that should last several years. Four or five more trees would be restrung in the spring with the new LED lights

Mr. Marx reported that the upper ditch pipe continues to get plugged up from excessive silt and build up from the CVC upper ditch. Mr. Marx will continue to keep the pipes cleared as much as possible however, it should be requested that CVC clean out the upper ditch to help alleviate the problem. Besides the pump failure at the start of the previous season, the irrigation system is working great.

The weeds within Timber Springs have been brought under control and yearly maintenance is required to avoid proliferation.

Landscape Enhancement Project

Director Barry gave background on the landscaping enhancement project and discussion continued on remaining areas that needed completed. Director Barry said he would work with Whittaker Landscaping to work out a plan to green up the hillside by maybe added additional irrigation heads. Ms. Johnston noted that \$20,000 was approved in the 2020 budget to finish out the multi-year project.

Financial Report

Ms. Johnston reviewed the financial statements included in the meeting packet noting that all activity had been moved from the Metro District to the Property Owners Association effective January 1, 2020. Ms. Johnston reviewed the operating and reserve expenses noting that most items came in at or under budget for the year.

Ms. Johnston reviewed the 2021 preliminary budget explaining that there was no increase to assessments proposed. There were no replacement

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reserve projects anticipated for 2021. Following discussion, and upon motion duly made and seconded, it was unanimously

RESOLVED to approve the 2021 budget as presented.

Election of Officers

Following election of Directors (see Annual Meeting Minutes for same date) and discussion, and 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	MaryLou Fiala	term ending 2022

Discussion followed on if a Board member could be represented by a proxy or power of attorney for the Executive Board meetings. The Board requested that Ms. Johnston research if this could be done and report back.

Design Guidelines Revisions

Director Barry led the discussion on the proposed changes and revisions to the Timber Springs Design Guidelines included in the packet. Ms. Johnston told that Board that the Association's architect Ms. Aldrich recommended the revisions to make the review process more efficient, to allow projects be reviewed in phases to better accommodate owners in the area part-time, and allow for revisions to the fee structure. The Board reviewed the revisions and discussed the pros and cons of changing the guidelines. Following discussion, and upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Timber Springs Revised Guidelines and suggestions presented with minor corrections subject to minor corrections if necessary.

Vendor Contracts

The Board reviewed the snow removal so far for the season indicating that they were happy with the service received. Upon motion duly made and seconded, it was unanimously

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RESOLVED to ratify the 2019-2020 Snow Removal Contract with Premier Landscapes.

Future Meetings Following discussion, the Board set the next annual member meeting and board meeting for late February or early March 2021 with additional Board meetings to be called as needed in 2020.

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 28th day of February, 2020.

Respectfully submitted,



Beth Johnston
Secretary for the meeting