

**COLORADO 'S TIMBER RIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING
April 11, 2011**

Board Members Present: Bob Milford, Barbara Parada, Mike Ward, Linda Rigney, Jody McAlister

Property Owners Attending: Ivo Brieven, Jim Denvir, Barbara & Wayne Kennedy

TOPIC	DISCUSSION	ACTION
1. <u>Call to Order</u>	President Bob Milford called the meeting to order at 7:00 p.m. in the Centerpoint Church. A quorum was present.	Quorum Established
2. <u>Approval of Minutes</u>	Mike Ward moved to approve the March 14, 2011 minutes. The motion was seconded by Barbara Parada and approved by all board members.	Minutes approved
3. <u>Open Forum</u>	No Comments	
4. <u>Treasures Report</u>		See website for detailed financials

RESERVE FUNDS	
Everbank	\$245,247.85
Citizens Bank Money Market	59,757.74
Due To/From Operating Funds	2,940.00
Total	\$307,945.59
OPERATING FUNDS	
Bank of Colorado Checking	\$ 27,759.10
Due From/To Reserve Funds	-2,940.00
Total	\$ 24,829.10
ACCOUNTS RECIEVABLE	
	\$ 48,892.74

Bob Milford reported 65% of the yearly dues have been paid. Three liens have been released. The Profit and Loss Statement was reviewed.

For your information we have Receivables as of today of \$51,893, including in that number is \$5,390 of previous years dues, finance charges, late fees and attorney fees.

The receivable amount for 2011 dues is \$46,500. This means of the (\$600x203 lot owners) \$121,800 we have collected \$75,300 or about 62% of the total dues to be collected.

Bob Milford doesn't think this is very good, since the dues were

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due by April 1, 2011. There is no penalty till May 1, 2011. So we will see what happens in the next few weeks. We do need to change the invoice and due dates starting next year.

The old receivables consist of 12% Fund in (Bankruptcy) of \$3,836 and the 2 old Hewitt lots now owned by 1st Southwest Bank of \$777 each for a total of \$1,554. Bob Milford was told by their attorney we should receive the money this week from 1st Southwest Bank for the old dues and the 2011 dues.

The 12% Fund Lot #168 is for sale, Bob Milford said he believes for \$60,000, reduced from \$125,000. When it sells we should get our money.

Also, the \$165,207 in 1st Southwest Bank was transferred to EverBank on April 1, 2011 where with the \$80,055 already in the account, less the \$15 wire fee, the balance is \$245,248, earning .95% annual rate.

5. Committee Reports

Maintenance Committee – Ivo Brieven Reported:

For the winter of 2010/2011 we spent on plowing and sanding a total of \$3,933.80, of which \$2,644.20 in 2010 and \$1,289.60 in 2011. The plowing season for this winter is most likely over.

Also, we didn't clear the shoulders of the road with a wing-blade equipped grader as by the middle of March there was almost nothing left to be cleared.

I checked with the USDA and the best time to seed that berm on Bristlecone Drive is late September/early October. USDA will only have the erosion mats available by that time. We will need six 720 Square foot mats. I can get them now at Ponderosa, but at \$20.00 per mat more than at the USDA. If we do it now, it will require watering, something that we cannot do at this spot. My suggestion is to push this project back to early fall.

It is my intention to organize the annual spring clean-up on Saturday May 7th.

Later this month Mike Ward and I will survey the roads and measure the cracks that need to be filled. Afterwards I will go out for bids to fill these cracks, fix the large dip on Kelsey and seal Kelsey and Yarrow Circles during the summer

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months. The schedule for the resealing after this year is:

2012-nothing
2013-Engleman Place-Crown Court-Shooting Star
2015-Start over

As you all have seen, Bob Milford and I installed that "steep descent" sign at the top of Bristlecone Drive.

The sign and post at Shooting Star and Bristlecone has been stolen for the 3rd time. Time. The replacement will have 2 bags of concrete anchoring it and some extra reinforcement.

Ivo Brieven talked with Assistant Fire Chief M. Trujillo regarding the lock on Blair Court between Cool Pines and McCabe. He advised to leave the lock as is. Emergency vehicles can get access through the gate.

IRC & Covenant Compliance Committee – Chris Harwood
IRC

Application for deck extension approved

See New Business

CCC

Complaint from lot owner regarding Lot 121

Chris Hardwood is going to be resigning from the CCC Committee. He will stay on until there is a replacement.

New Chair needed for CCC Committee

Litigation Committee – Jim Denvir:

Jim Denvir gave update on new developments. Bob Milford advised that the Title Search is not ready yet. Jim Denvir recommended that the Board start prioritizing what it wants in negotiations. Jim Denvir will advise Mike Chapman of what the Board would like the further relationship to be in regards to the litigation.

See litigation update on the website

Finance Committee

No report

Equestrian Committee

This committee inactive until the Litigation is decided.

Trails Committee

This committee inactive until the Litigation is decided.
Ivo Brieven took a look around Bristlecone, Engleman and

Barbara Parada will be on Trails Committee

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Shooting Star and observed 90% of the survey markers were still in place. This will save the HOA some resurvey expense on the trails Barbara Parada requested to be on the Trails committee when it is active again.

Barbara Kennedy attended the Town to Lakes Trail Meeting. Trail is now being planned to go through Alpha.

The Town to Lakes Trail planned to go through Alpha

6. Old Business

Bob Milford talked with Bill Darling about posting a draft of the annual minutes on the website. Bill Darling advised a draft would be alright. Mike Ward made a motion to post the draft of the 2010 annual meeting minutes to the website. Bob Milford seconded, Linda Rigney approved. Barbara Parada and Jody McAlister objected.

Motion passed to have a draft only of 2010 annual meeting minutes on the Web site

Chris Pierce finished his inspection for active bark beetle infestation in the common areas. Bob Milford went over the report. There was on lot (#179) with an infected tree. Bob Milford will contact the owners. The report will be posted on the website. The cost of the inspection was \$600.00.

Chris Pierce's report will be posted to the web site

Residents on Shooting Star have complained about lewd behavior taking place on Crown Court. Barbara Parada mentioned the same thing happening at the end of Cool Pines. Bob Milford contacted the ACSO for some extra patrol in the area.

Sheriff notified of problems at the end of Crown Court and at the end of Cool Pines

7. New Business

Bob Milford was going to have an executive session in regards to the complaint on Lot 121. Jim Denvir, Barbara Parada and Jody McAlister objected to the closed meeting. The Kennedy's had already left. After a lengthy discussion, it was determined that further investigation was needed before a determination of violation could be made.

No conclusion for the complaint made on Lot 121. Further investigation needed

The following is a statement that on June 13, 2011, Jim Denvir asked to be included in the April minutes. After reviewing the recording of the meeting, I Linda Rigney, have determined that they are correct but not a verbatim account of what he said. In reading the statement, please note that an open meeting was had. The Board originally thought that Jody would have preferred a closed meeting. When she insisted it be open the Board had no problem doing so. However, legally the Board could have had an executive session for discussing the letter from Bill Darling in regards to the Statue of Limitations. There were two separate complaints against lot 121. One made by Ivo Brieven and a

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second by Mr. Dougherty (the lot owner of 120). After a lengthy discussion (approximately 1 ½ hours), where everyone present was able to ask questions and have their say, the meeting was adjourned without a vote. The Board decided to look further into the situation.

Statement of Jim Denvir

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Bob Milford proposed that the Board hold an executive session to decide whether to issue a Notice of Violation regarding a complaint received on Lot 121 and a letter from Attorney Bill Darling about the effect of the Statute of Limitations on the Complaint. He also, proposed that the owner, Jody McAlister, be excluded from the executive session. Jim Denvir objected that Jody should have a right to be heard, though she could not have a vote on the matter and that an executive session beyond a discussion of Attorney Darlings letter was a violation of the Open Meeting Law. Barbara Parada questioned Mr. Milford voting on this matter since he investigated it. Mr. Milford and Mike Ward argued for a closed meeting and excluding Ms. McAlister. After discussion the matter was considered in an open meeting. Ms. McAlister spoke and took the position that the complaint did not raise CC&R violations, addressed matters in existence since the Board was Developer controlled and most of which had been approved. No decision to issue a Notice of Violation was made and the matter was tabled for further investigation.

9.Next Meeting

The next Board of Directors meeting will be held Monday May 9, 2011, at Centerpoint Church at 7:00 PM. This meeting was adjourned at 8:40 PM.

Meeting Adjourned