

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

Board Members Present: Bob Milford, Mike Ward, Jody McAlister, Barbara Parada, Linda Rigney
 Property Owners Attending: Ivo Brieven, Susan Yalom, Jim Denvir, Chris Harwood, Barbara & Wayne Kennedy, Bill Walker, Arthur & Maryann Burger, Sharon & Stewart Sampson,

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>Hearing on Notice of Alleged Violation for Lot #121</u>	<ul style="list-style-type: none"> • Bob Milford presented the history of the complaints on lot 121. • Ivo Brieven read the original complaint that he made. • Jody McAlister presented her explanation and defense of the situation her lot. • Linda Rigney and Mike Ward asked questions to clarify their understanding of the situation. • Barbara Parada expressed her concerns regarding CCIOA, and that the board may be in violation. She wanted to be on record stating that she thinks the board is being “unethical”. • Bob Milford opened the hearing to the lot owners present to voice their opinions. • Bob Milford asked for a vote to be taken. • Mike Ward asked that the vote be delayed for cooling off period. • The email vote went out to voting board members on July 14, 2011. Bob Milford, Mike Ward, Linda Rigney voted “for” Barbara Parada voted “against” 	Notice of Violation will be issued to Lot 121 (see Notice Letter of Violation Below)

Lot # 121 owners has 1 year , until July 15, 2012 to come into compliance on the not for personal residence use, and until 12/31/2011 for the storage building and building materials to be removed.

Decision on Hearing

3. Open Forum

The Kennedy's wanted to discuss the possibility of alternative funding for the HOA. There may be some grants for fire mitigation but decided to wait for another board meeting.

4. Approval of Minutes

A motion to approve the June and April minutes was made by Linda Rigney, seconded by Mike Ward, approved by Bob Milford, opposed by Barbara Prada, Jody McAlister had left the regular scheduled meeting and was absent for the vote. The minutes were approved.

The April 2011 and June 2011 minutes were approved.

5. Old Business:

Bob Milford went over the purposed the fine schedule. He wants the board to go over the fine schedule. Lot owners present expressed their opinions. The main concern was over the removal of trees and fire mitigation.

Fine schedule still in review

Bob Milford brought up the trees that had active beetle infestation on lot #179. Since he has not heard from the lot owner. Mike Ward made a motion to contact Chris Pierce to have the trees removed and place a lien of lot 179 for the cost to the HOA. Bob Milford seconded. All approved. Motion passed.

The motion was approved to have infected trees removed from lot 179 and put a lien on lot 179 for the cost to the HOA.

6. New Business

Annual Meeting will be on August 27, 2011, at 10:00 AM at the Centerpoint Church.

Bob Milford and Ivo Brieven removed no trespassing-keep out-private property signs on Shooting Star. Residents have been having trouble with trespassers on their properties. However, our roads are dedicated to the public and certain policies and procedures need to be followed with the county. There have also been problems at the end of Cool Pines. Someone camped out there one night and had a fire ring. Residents are encouraged to call the Archuleta County Sheriff Dispatch when they see trespassers. The number is 970-264-2131.

Call the sheriff - 970-264-2131 When you have trespassers Signs need to be approved.

7. Committee Reports

Maintenance Committee – Ivo Brieven

Ivo mentioned that on June 24th the thistles on the side of the road were sprayed with Milestone and expressed his thanks to Garry Lassman and Jim Nylander for assisting him.

On July 11th the deep dip in Kelsey Circle was fixed and the crack filling on Kelsey and Yarrow Circles will begin. The sealing of these two roads plus the 500 additional feet on Bristlecone Drive will take place in a couple of weeks when the new asphalt in the dip has cured

properly. The crack filling of the other roads will be postponed until October when the weather is much cooler and the cracks open wider.

IRC Committee-Chris Harwood

1 Application for a house on Sage Circle –Approved

Covenants Compliance Committee – Chris Harwood

Since Bill Walker, Arthur Burger, and Maryann Burger joined the CCC they found 10-12 violations. The lot owners have been notified and are correcting the problems.

A heated debate was had discussing whether or not board members should be on or chair of the CCC committee. No conclusion was reached.

Equestrian Committee

Inactive

Trails Committee

Inactive

8. Treasurers Report

RESERVE FUNDS	
Everbank	\$245,829.40
Citizens Bank Money Market	76,776.52
Due To/From Operating Funds	0
Total	\$322,605.92
OPERATING FUNDS	
Bank of Colorado Checking	\$ 40,195.76
Due From/To Reserve Funds	0
Total	\$ 40,195.76
ACCOUNTS RECEIVABLE	
	\$ 6,400.00

See Financials on the website for detailed information.

9. Next Meeting

The next Board of Directors meeting will be held Saturday August 27, 2011, at Centerpoint Church, after the Annual Meeting. This meeting was adjourned at 8:35 PM.

Adjourned

Date: July 19, 2011

To: Jody McAlister Owner of Lot # 121 at 123 Heath Drive

From: Bob Milford - President of Colorado's Timber Ridge Homeowners Association

This letter is to inform you that Lot # 121 is in violation with the Declarations of Colorado's Timber Ridge HOA (CTRHOA). Subsequent to your hearing on July 11, 2011 the Board of Directors of CTRHOA by a majority vote decided that Lot # 121 is in violation with the Declarations of Colorado's Timber Ridge HOA.

The following states which section of the Declaration of CTRHOA Lot # 121 is in violation. It also states what is required to come into compliance with the Declaration of CTRHOA and the time frame allowed to come into compliance before a fine may be assessed.

VII. Private Lot Use and Restrictions

A. **Residential Use Only**. All lots should be used for residential purposes only including associated equestrian facilities. No improvements or buildings not associated with residential use shall be permitted.

VIII. Design Requirements

J. **Outside Storage of Materials**. No trash, ashes, garbage or other refuse shall be allowed to accumulate or be placed on any lot or property.

Requirements for Owner of Lot # 121 to come into compliance with Declarations of Colorado's Timber Ridge HOA are as follows:

VII. A. 1. Horses and all fencing must be removed from Lot #121 property.

Or

Begin Construction of personal residence on Lot # 121 property

2. Storage buildings must be removed from Lot # 121 property.

VIII. J. 1. Building materials stored on Lot #121 property must be removed.

Time Frame allowed to come into compliance before a fine may be assessed against Jody McAlister owner of Lot # 121 are as follows:

VII. A. 1. Horses and all fencing must be removed from Lot # 121 property by July 31, 2012

Or

Begin construction of personal residence on Lot #121 by July 31, 2012.

2. Storage buildings must be removed from Lot # 121 property by December 31, 2011

VIII. J. 1. Building materials stored on Lot #121 property must be removed by December 31, 2011.

Bob Milford
President
Colorado's Timber Ridge HOA

