

**TIMBER RIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING
July 12, 2010**

Board Members Present: Barbara Parada, Janie Bard, & Mike Ward

Property Owners Attending: Ivo Brieven, Chris Harwood, Jim Denvir, Linda Rigney, Frank Meiners, Jack & Mary Peck, Nancy & Gary Gobbato.

TOPIC	DISCUSSION	ACTION
1. <u>Call to Order</u>	President Parada 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>	Janie moved to approve May 10, 2010 minutes. The motion was seconded by Barbara. The motion was approved by all board members.	Minutes Approved
3. <u>Open Forum</u>	<p>Chris Harwood asked how the board could formalize a requirement for dog owners to clean up after their dogs leave a mess on a neighbor's property. Discussion followed. This requirement is in the proposed new CC&Rs but not the current CC&Rs.</p> <p>Barbara reported hearing a rifle discharge last night somewhere on Bristlecone. Jim Denvir explained that there is no county or state law that makes this illegal. Discussion followed.</p> <p>Frank Meiners asked the board to confirm if Machock's LP has filed for bankruptcy. This was confirmed by Barbara. (More detailed discussion on this subject can be found below under "Litigation Committee" report.)</p>	
4. <u>Treasurer's Report</u>	<p><u>Janie Bard Reported:</u></p> <ul style="list-style-type: none"> ▪ Operating Cash \$17,014 ▪ Total Reserves: \$321,148 ▪ 2010 Dues Outstanding: <ul style="list-style-type: none"> ○ Dues: \$9,000 ○ Interest: \$1,573 ○ Late fees: \$940 ○ Atty. Fees: \$2,102 ▪ Total Receivables: \$13,616 	

- Litigation Fees:
 - State Court Litigation: \$47,518 Total to date
 - Federal Bankruptcy Court: \$5,683 Total to date

\$11,000 in unpaid dues was recently collected thru Bob Milford's telephone work contacting delinquent lot owners. Liens are on file for five other properties. Discussion of late fees, finance interest rates, and attorney fees charged delinquent lot owners followed.

5. Committee Reports

Maintenance Committee – Ivo Brieven Reported:

- Weed spraying of the road shoulders was recently completed by Ivo & Gary Gobbato.
- The number of thistles seems diminished from last year.
- Asphalt cracks and ditch work need to be surveyed and marked by Ivo & Mike Ward.
- Ivo removed mattress frame that was abandoned on Bristlecone.

Ivo & Mike will do the annual road survey to determine and mark asphalt cracks, shoulder, and ditch repair work needed.

IRC & Covenant Compliance Committee – Chris Harwood:

- A new house build application has been approved for lot 34 on Cool Pines.
- A roof line change was approved for the Kleiner's resident
- A gravel access way was approved into Jody McAlister's property.
- A discussion about the safety and legality of residents parking on Cool Pines followed.

Litigation Committee – Jim Denvir:

- Our attorney filed a motion for summary judgment.
- Machock's LLP filed for chapter 11 bankruptcy.
- The HOA board has hired an experienced Denver area lawyer to represent our interests in Federal Bankruptcy court. He has filed our motion to remand this case back to state court. Discussion followed.

6. Old Business

Bristlecone Drive:

- Barbara reported on the series of meetings with the county regarding Bristlecone Drive maintenance. They asked us for a letter with our specific detailed request that they can then vote on. Barbara sent the requested letter to the County Commissioners (asking them to reimburse us for

20% of the Bristlecone maintenance costs), but no response has been received to date.

- Barbara suggested that a metro district might be worth our consideration if the county will not help us with maintenance of Bristlecone. Discussion of metro districts followed.

Frank Meiners will look into formation of a metro district for our HOA and report back to us

Natural Gas Service:

- Len Kleiner has informed Barbara that his effort to bring natural gas service into our lots has proven unsuccessful due to the initial costs.

7. New Business

- The annual meeting is scheduled for 8/21/10.
- The proposed new CC&Rs will be mailed out to all lot owners for their approval with the annual meeting mailing.
- The new By Laws and Articles of Incorporation will also be included in this mailing, but only to allow lot owners notice and opportunity to comment. Their approval votes are not required for these documents.
- Discussion regarding which format (in a draft, or finalized board approved form) to send the updated CC&Rs out to the lot owners for approval followed.
- Jim Denvir suggested that we send out a brief summary of the changes made to the CC&Rs by the board along with the final document for approval.
- Discussion followed regarding how best to send the updated CC&Rs out to the lot owners for approval.
- A unanimous agreement was reached among lot owners present and the board to mail lot owners the completed, board approved, new CC&Rs along with an explanatory letter and a one page summary of the changes made.

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8. Next Meeting

The next Board of Directors meeting will be held Saturday, August 21, at Centerpoint Church following the annual meeting for the purpose of electing new officers, board education, and any other matters that may come before us. That meeting will be open to lot owners.

This meeting was adjourned at 8:30 PM.