

COLORADO'S TIMBER RIDGE HOMEOWNERS ASSOCIATION

BOARD MEETING

June 13, 2011

Board Members Present: Barbara Parada, Bob Milford, Linda Rigney, Jodie McAlister, & Mike Ward
Property Owners Attending: Ivo Brieven, Jim Denvir, Susan Yalom, Barbara & Wayne Kennedy, Bill Walker, Bobby Glenn, Arthur and Maryann Burger, Jack and Janie Bard, Gary and Nancy Gobbato, Duane Branson, Chris Harwood, Harry Kropp, Stewart and Sharon Sampson, Rich Shildt, Joan Ward

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>	<p>Barbara Parada wants the May 9, 2011 minutes be amended to include votes against the Motion to Issue Alleged Notice of Violation on Lot #121. A discussion about the terminology used in the Motion for Termination of Shand, Newbold and Chapman needed to be clarified. Bob Milford stated this is a moot point because the litigation is over. Mike Ward will review the recording and make necessary changes if necessary. Barbara Parada made a motion that the May minutes, as amended in this discussion be approved, Mike Ward seconded, all were in favor</p> <p>The April 11, 2011 minutes were not approved. Jim Denvir submitted his written recollection of what he feels the minutes should have reflected. This statement needs to be reviewed against the recording to be sure it is accurate. Linda Rigney explained that a summary of the discussions is put into the minutes and not a verbatim account. If Jim Denvir's statement is accurate it will be added to the minutes.</p> <p>Email votes were discussed. Email votes will be noted in the month's minutes following the vote, with the outcome of the votes. Notice of executive sessions will be on the website.</p>	<p>May 9, 2011 amended minutes Approved</p> <p>Minutes for April 11, 2011 will be reviewed for content</p> <p>Email votes will be noted in the following months minutes</p>
3. <u>Open Forum</u>	<p>Richard Shildt was present at the meeting inquiring about approval for his stucco color. Chris Hardwood advised that the IRC committee had not met yet and he would contact him with the decision.</p> <p>Jim Denvir expressed his concerns about the board becoming secretive referring to votes that were made at the May meeting.</p> <p>Linda Rigney explained that her votes were not secretive and that her proxy votes were in regard to old business that was discussed at prior meeting. The subjects that were voted on were all discussed in prior</p>	<p>IRC Committee will meet and advise</p> <p>Votes done at the May 2011 were not secretive and the</p>

meetings and available to lot owners. There was nothing secretive about the votes.

Motions stand. Jim Denvir's concerns are noted. Lot owners are free to contact Board members w/concerns

The votes in question were for the following motions:

- #1 Termination of Shand, Newbold and Chapman
- #2 Termination of Litigation Committee
- #3 Decision to issue notice of violation to owner of lot 121

Jim Denvir suggested the board try to be more detailed about the agenda so property owners are aware of what is going to be discussed. Bob Milford explained how he prepares the agenda. Lot owners have the opportunity to add to the agenda by contacting any board member. Bob Milford is willing to discuss his procedures with any lot owner that disagrees or has suggestions.

4. Hearing on Notice of Alleged Violation for Lot #121

The Hearing on Notice of Alleged Violation for Lot #121 was asked to be rescheduled. Jody McAlister suggested to have the hearing earlier, before, or on a different day. She did not want to inconvenience lot owners who may not want to sit through a lengthy meeting.

Hearing will be rescheduled

Barbara Prada feels that the Board is not following procedures established in the CC&R's in issuing alleged notices of violations. Bob Milford explained the procedures that are being followed are the ones that were approved by the Board in January of 2006. They are on the website.

Procedures are on the website for Notices of Alleged Violations

5. Committee Reports

Maintenance Committee - Ivo Brieven

I received bids from 3 contractors for sealing and other repairs to the roads, copies of which are attached herewith. Underneath is a summary.

	<u>Affordable Asphalt</u>	<u>Strohecker</u>	<u>Leeder</u>
Sealing	\$28,105.95 (0.15)	\$29,979.68 (0.16)	\$34,768.00 (0.19)
Crack filling	1,955.85 (0.85)	2,185.95 (0.95)	4,602.00 (2.00)
Kelsey dip	<u>3,990.00</u>	<u>5,330.00</u>	<u>7,620.00</u>
	\$34,051.80	\$37,495.63	\$46,990.00
Tax 7%	<u>2,383.63</u>	<u>Included</u>	<u>Included</u>
	<u>\$36,435.43</u>	<u>\$37,495.63</u>	<u>\$46,990.00</u>

Numbers between brackets: sealing per sq. foot; crack filling per linear foot.

Although they are a little cheaper, my recommendation is not to use

Affordable Asphalt Services (AAS) for following reasons:

- (1) they don't have a squeegee machine and will have to rent one; the same for a dump truck
- (2) access to hot asphalt could be a problem for them
- (3) I Googled "Affordable Asphalt Services, Albuquerque NM" and 3 or 4 different companies with different addresses and telephone numbers; none with the address and telephone number I have. I asked for an explanation and the answer was that they are in the phone directory.
- (4) I checked them out with the Better Business Bureau and came up empty handed with a note to the effect that they have no record of that company. I asked AAS again for an explanation and whether they are BBB accredited. The answer is no, but they told me that they are a member of the New Mexico Hispanic Chamber of Commerce.
- (5) I also requested 3 references of substantial road sealing jobs they did in the past. I checked two of them out and they were well satisfied with the job. But these were small parking lot sealing jobs, one of 19,200 and another of 60,000 sq. in the Pagosa area. The third reference was probably better schooled in other things than asphalt.
- (6) I asked them whether sales tax on this kind of job is a NM requirement and they told me that they charge sales tax on all work performed unless the contract provided by the owner states that they are tax exempt, which to my knowledge we are not.
- (7) They may be OK for driveway sealing jobs, but in my opinion they are not geared for road sealing and other road repair jobs.

Barbara Prada made a motion that Strohecker be contracted to do the work. Mike Ward seconded. All approved.

Motion to contract Strohecker passed.

Barbara Prada mentioned seeing a huge amount of Bag worms hanging off trees in the area. The worms will look like white bags hanging from the tree. They will eat the leaves off of Aspens and Choke Cherry trees.

I talked to Gary Gobbato and we will most likely be spraying the weeds on the sides of the roads the week commencing 06/13.

As far as thistles go, compared to earlier years there are few, I will wait until they get bigger, but certainly spray them before they get into bloom. I bought \$ 140.00 worth of chemicals to do the spraying. We seem to be getting a handle on the thistle problem as there are less than

1/10 of what we had a couple of years ago.

The reserve study was done. The HOA is 30% funded which puts us in the fair category. Fair is 30- 70%. The main expense is road maintenance. The yearly dues will have to be increased in the future to cover the major costs that will surely be incurred to maintain the roads.

Please see below information to view our Reserve Study

www.ReserveStudy.com.

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**Reserve Study
Information**

Select the "login" tab at the top of the page, and enter the following credentials:

Your username is: coloradotimber

Your PW is: 14624-1

If you have any questions, please call [800-733-1365](tel:800-733-1365) or email ARITeam@ReserveStudy.com

IRC & Covenant Compliance Committee – Chris Harwood

IRC

3 applications 2 on Shooting Star and 1 on Heath

**Replacement for
Chris Harwood
still needed to
Chair
Bill Walker
volunteered to
be on the
committee**

CCC

Chris Harwood is still the chair of this committee, until the Board can find his replacement. Chris will still serve on the committee even after his replacement. Bill Walker volunteered to be on the committee. Linda Rigney suggested hiring a private non-biased management company to handle the notice of violations.

Litigation Committee – Bob Milford Presented

A settlement with the Taulmans was reached over attorney fees. The Taulmans agreed to pay \$10,000.00, Mike Chapman adjusted his fees \$4000.00 and this gave the HOA a total of \$14,000.00. An Email vote regarding the settlement agreement with the Taulman's for the legal fees took place in June. All Board members approved the settlement.

The litigation has ended and we are now in the next phase. The Board, along with Bill Darling will handle future negotiations with the parties' involved. A Motion to dissolve the Litigation Committee was made by Linda Rigney, seconded by Mike Ward. Bob Milford voted yes. Barbara Parada opposed, Jody McAlister was absent. Motion approved. The litigation committee has been dissolved.

**Motion to
dissolve the
Litigation
Committee was
passed. The
Board and Bill
Darling will
handle
negotiations.**

Equestrian Committee

Inactive

Trails Committee

Inactive

6.Old Business

Fines need to be reviewed for fairness and reasonableness. Bob Milford suggested new owners might benefit from getting a package explaining some of the more common violations and procedures. Email and the website can be used for communicating with lot owners. A motion was made by Bob Milford to put the purposed fine schedules and the procedures for notice of violation for lot owners input and comments with a 30 day limit for responses. Linda Rigney seconded. All approved.

Motion approved to post purposed fine schedule and procedures for notice of violation to the website

7. New Business

The Annual meeting will be held August 27, 2011, 10:00 AM, at Centerpoint Church. This is the 4th Saturday of August and a change from the usual 3rd Saturday because the Church will not be available on the 20th.

Annual meeting will be August 27,2011 at 10:00 AM at Centerpoint Church

8.Treasures Report

RESERVE FUNDS	
Everbank	\$245,638.00
Citizens Bank Money Market	75,065.00
Due To/From Operating Funds	0
Total	\$320,703.00
OPERATING FUNDS	
Bank of Colorado Checking	\$ 36,095.00
Due From/To Reserve Funds	0
Total	\$ 36,095.00
ACCOUNTS RECIEVABLE	
	\$ 12,653.00

Detailed Financials on the website

Also CTRHOA's renewal insurance policy with Travelers Insurance through HUB Insurance Services is due June 9th, 2011 the coverage is the same as last year and the premium is \$2,222 a \$47 increase.

8. Next Meeting

The next Board of Directors meeting will be held Monday July 11, 2011, at Centerpoint Church at 7:00 PM. This meeting was adjourned at 9:00 PM