

**TIMBER RIDGE HOMEOWNERS ASSOCIATION  
BOARD MEETING  
May 9, 2011**

Board Members Present: Bob Milford, Mike Ward, Jody McAlister, Barbara Parada  
Property Owners Attending: Ivo Brieven, Susan Yalom, Jim Denvir, Chris Harwood, Ken West, 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  | <b>Quorum Established</b>  |
| 2. <u>Approval of Minutes</u>        | Bob moved to approve April 11, 2011 minutes. Following discussion, it was agreed to defer approval until Linda Rigney is back and can review comments.  |  |
| 3. <u>Old business:</u>              | A motion to issue a Notice of Alleged Violation regarding lot 121 was made by Bob Milford.  | <b>The motion was approved (Yes: Bob Milford, Mike Ward, &amp; Linda Rigney - via proxy. No: Barbara Parada)</b>   |
| 4. <u>Road Maintenance Committee</u> | <p><u>Ivo Brieven Reported Maintenance Committee Activity:</u></p> <p>"Mike Ward and Ivo inspected all the roads a couple of weeks ago and based on that inspection I drafted a request for bid for asphalt crack filling and sealing. The only difference with what I mentioned earlier is that we are also going to reseal about 500 feet at the bottom of Bristlecone Dr. where the asphalt is not looking very good in the hope of extending the life of that stretch of road. I will go out to three or four contractors for bids and submit same by the June board meeting.</p> <p>Ivo ordered a new street sign for the corner of Shooting Star and Bristlecone and I should be getting it any day now and it will then be installed.</p> <p>Last Saturday morning Ivo discovered that somebody had found nothing better to do than to run over the newspaper boxes and bend the U-shaped posts with the result that the boxes were almost on the ground. I installed two new T-post, which are a lot stronger than the previous ones, and re-attached the mailboxes.</p> <p>Sometime late May/early June I will need one person to assist me in spraying the sides of the roads with glyphosate (round-up) and then later on two persons to assist in thistle spraying.</p> | <p><b>Ivo will send out the request for bids to contractors for the asphalt sealing and crack repair work.</b></p> |

Ivo noted that the suggestion was made by the firm doing our new reserve study that asphalt sealing be done much more frequently than we are currently doing.”

5.  
Covenants  
Compliance  
Committee

Covenants Compliance Committee – Ken West (New Chair):

- Unapproved Tree removal and construction activity at a house on Shooting star was discussed.
- Propane tank visibility at a few locations was noted.
- A trailer was parked on a lot owner’s property.
- Ken plans to do monthly drive around to check on violations.

6. Treasurer’s  
Report

Treasurer’s Report – Bob Milford:

As of yesterday we have about 28 lot owners who have not paid their 2011 dues or a receivable of about \$16,800. Plus we still have 3 lots of old dues and fees not paid. The 12% Fund in Bankruptcy of \$3,877 and the 2 First Southwest Bank lots (Old Hewitt Lots) of \$1,574. Their attorney says they are paying but I have not received the money. A total receivable amount of \$22,251.

Of the 28 lots not paid 5 are in or going through foreclosure process that I am aware of.

Bob believes that we can save substantial taxes now that we have established a separate reserve fund account

(Please see the CTRHOA web site at [ctrhoa.org](http://ctrhoa.org) for the full financial reports.)

7.  
Developer  
Litigation  
Committee

Litigation Committee – Jim Denvir Reported:

- Jim described the “messy” legal agreement between CTRR, LP and the Berry trust: “the continuing obligations that Berry owes to CTRR, LP after the deeds in lieu are recorded.”
- Jim recommended that we not accept the recent proposed settlement alternatives offered by Tom Bell, the Berry Employee Trust’s attorney.
- Jim recommended that the HOA have an appraisal done on all the 35 acre tracts in the remaining 320 acres both with and without development rights.

**Motion was approved to have appraisals done on the 35 acre tracts both with, and without, development rights**

- Bob Milford brought up how much tax would be owed on the proceeds depending on how any settlement agreement is structured
  - Bob suggested before we start negotiations and before next board meeting we hire Mr. Mc Nurlin to do some research on our possible tax situation and how to minimize our possible tax liability. Since there is a potential lot of money at stake. A motion was made by Mike Ward to hire Mr. McNurlin’s CPA firm to research and report on the potential tax consequences from the proposed sale by the HOA of the 35 acre tracts.
  - A motion was made by Mike Ward: “Should the board terminate the services of Attorney Mike Chapman and his firm Shand, Newbold, & Chapman and hire the services of Attorney William Darling to assist us with completion of our negotiations and legal work.”
- Motion was approved to hire Mc Nurlin & Associates to research and report on the potential tax consequences from the proposed sale by the HOA of the 35 acre tracts.**
- Motion to use Attorney William Darling for our remaining negotiations and legal work was approved.**

8. Next Meeting

The next Board of Directors meeting will be held 7:00 PM Monday June 13, at Centerpoint Church.

This meeting was adjourned at 8:35 PM.