

**TIMBER RIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING
November 28, 2011**

Board Members Present: Ivo Brieven, Bob Milford, Craig Moller, Barbara Parada, Linda Rigney
Property Owners Attending: Barb & Wayne Kennedy, Jim Denvir, Bobby Glenn, Chris Harwood

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.	
2. <u>Open Forum</u>	No questions or comments from property owners.	
3. <u>Approval of Minutes</u>	Minutes of October 2011 unanimously approved.	
4. <u>Old Business</u>		
<ul style="list-style-type: none"> • Lauren Holmes’ firm retention status 	Her firm has been retained.	
<ul style="list-style-type: none"> • Board term limits – schedule member meeting for vote 	Barbara questioned the purpose for term limits. Linda said we need change of “blood”. Barbara then commented on need for continuity and that it’s difficult to find new volunteers. Jim Denvir said that no one has explained why money is being spent (on attorney fees) and that his personal belief is that this is directed at Barbara. Regarding draft amendment to bylaws prepared by Lauren Holmes, Ivo suggested the change to specify two years instead of four years lapse before Board members can re-run. This was agreed to unanimously. Regarding a member vote, Linda motioned to hold the member meeting mid-January. Ivo seconded, however suggested the vote be held at the next Board meeting. Bob referred to the need for 50% of members present at meeting to vote for the amendment for approval. Lauren had said: “It must be adopted by a majority of the members present and voting, in person, by proxy or by absentee ballot, at a member meeting.” The vote to hold the vote during the next Board meeting (January 9, 2012) was approved with 4 ayes and Barbara abstaining.	Notice of vote with proxy and absentee ballots to be sent to all members at least 10 days before meeting
<ul style="list-style-type: none"> • Property management firm – proposal solicitation 	Barbara spoke to three potential sources. There was discussion regarding scope of services, need for such a firm, how they charge, and whether the timing is right at this time. It was	

TOPIC**DISCUSSION****ACTION**

update

suggested by Linda that we evaluate services for minute-taking only, at least in the short term. It was decided to defer the overall discussion until the June 2012 Board meeting.

- Status of undeveloped 321 acres

HOA proposals have been sent to all deed of trust holders, Bank of Colorado, Berry, and Taulman. Berry has replied wanting all monies they claim they are due, HOA said no. We are waiting for response from Bank of CO, although their foreclosure on Lots 1 and 2 has taken place. Taulman's foreclosure sale is scheduled for some time in January. The HOA is in the process of foreclosing on Lots 5, 6, and 7.

Jim Denvir pointed out that we don't know and have no proof that Taulman's and Berry's debts are real, and that this should be investigated. Bob said he didn't want to get into this now. Jim also said that the Board should reconsider dealing with these people, noting that Berry asked for all monies due and Bank of CO bid their full lien amount. Jim declared that he has the right to speak as Bob interrupted him several times noting attorney-client privileges, until Jim said he would stop trying.

5. New Business

- Review/Adopt 2012 Budget

Much discussion was held on the need for and perceived owner sentiment toward a dues increase. Jim Denvir suggested that we not sell the lots of the 321 acres until the future when their value increases, and that the budget should not consider receipt of a windfall from such sales. Barbara Kennedy predicted push-back from owners against a dues increase, noting the many lots that are for sale. A few items were agreed to be included in the budget, including continuing the subscription to CAI and to provide paper and toner cartridges to Board members and committee chairs that currently use personal supplies for printing. Bobby Glenn questioned how long attorney fees will continue, to which Bob replied until the 321 acre situation is done. On behalf of the Finance Committee, Craig pointed out that the May 31, 2011 revised Reserves Study recommends a 2012 reserves contribution of \$118,200, which would require annual dues of \$846 per lot when operating expenses are considered. There was also a supplemental reserves analysis dated June 1, 2011 that added the equestrian center and clubhouse to the HOA's responsibility. This latter report recommends a 2012 reserves contribution of \$132,000, which would require annual dues of \$914 per lot when operating expenses are considered. Craig also presented graphs from the Reserves Study that compare the recommended funding plan against alternatives associated with dues increases. The graph shows that with dues maintained at the 2011 level of \$600 per lot that the projected funding balance gets further away from the recommendation (toward fully funded) over the years. Craig

TOPIC

DISCUSSION

ACTION

made the recommendation on behalf of the Finance Committee that dues be increased to \$700 per lot, with all of the extra \$100 per lot going to the reserves. The presented graph for this scenario shows the percent funded (with respect to fully funded) remaining flat at approximately 40%.

Linda motioned a vote to leave the 2012 dues at the current 2011 level of \$600 per lot, Ivo seconded. The motion was passed by four ayes and Craig voting nay.

2012 budget based on \$600 dues to be sent to all Owners.

- Source Gas supply to Timber Ridge – current status

Bob and Bobby Glenn had done some investigation and reported that the existing line ends at Capricho Circle. The capital expense of installing main lines along our roads was estimated at approximately \$20 per foot or a total of \$800,000. The capital expense would be recouped by Source Gas from existing houses at \$40 per month per house until paid back. Future houses would not contribute to paying back the capital cost. It was agreed by all present that we should drop discussions on this matter.

- Filing status of Board email votes during 2007 through 2009

Bob questioned whether Board votes conducted by email during the subject years were contained in the HOA files as they were not added to minutes of subsequent meetings. Barbara (Board President at the time) said that she does not have ready access to these emails. It was decided to drop the issue.

6. Road Maintenance Committee Report

- The crack filling on all the roads, except the ones sealed this year, was completed last week.
- Some ditch work at the corner of Engleman Place and Bristlecone Drive was also completed.
- In light of the upcoming snow plowing season, Hart Construction checked on and replaced where needed, all the T-posts marking the utilities in the vicinity of the roads.
- The announcement board at the mail boxes was refurbished after sitting for more than six years in the weather elements and is good for another number of years.
- Garbage was being dumped near the dirt road at the end of Cool Pines Drive. The perpetrator wasn't the cleverest as he left plenty of documents whereby he could be identified. It was reported to the Sheriff's office and they did an excellent job in getting the mess quickly cleaned up by the culprit. The Sheriff's office was thanked for their quick response and the positive outcome.

7. Improvement Review Committee Report

Lot 1 (56 Sage Circle) – permit application for solar panels that will be installed on the ground has been approved.

TOPIC	DISCUSSION	ACTION
8. <u>Covenant Compliance Committee Report</u>	<p>No report received from CCC.</p> <p>Craig questioned Bob (as CCC member) whether the CCC is aware of flags on the hill northwest of the Shooting Star and Bristlecone intersection. Linda noted that these are prayer flags and apparently placed by the Suttons. Craig noted that not only do they appear to violate the CCRs, they are apparently not on the Sutton's property.</p> <p>Barbara mentioned the many homes that have security company signs, which violate the CCRs, and suggested a variance to the CCRs be developed for these signs.</p>	Bob to bring flags to CCC attention.
9. <u>Fire Mitigation and Forest Health Committee Report</u>	<p>On November 3rd, the United States Forest Service, Colorado State Forest Service and the Firewise Council spent the day in Timber Ridge conducting a Fire Mitigation and Forest Health Assessment. All common areas and 34 individual lots were assessed. A summary of the visit was prepared by the visitors and distributed to those in attendance. It was agreed that this summary would be posted on the HOA website. Barb Kennedy summarized some of the highlights:</p> <ul style="list-style-type: none"> • Timber Ridge common areas and individual lots contain significant "ladder fuels", which are vegetation or smaller trees below larger trees that can carry a fire into the tree crown, noting that crown fires are extremely difficult to fight or control • Juniper density and flammability is of concern in common areas and some individual lots since the Juniper is particularly flammable and prone to producing ember showers • "Pruning up" of larger trees is needed to provide separation of surface fuels from ladder fuels • Thinning or "clumping" of Gambel Oak is needed. Leaving some oak provides erosion control and clumping provides a more ideal wildlife habitat while providing fire mitigation potential as well • Use of bark mulch near homes is problematic and a lack of screens under decks/steps to prevent flammable materials from collecting under the structures was noted • Throughout the development there were "fuel beds" noted that could lead to fire spread and ember showers • Some individual lots could benefit from a thinning of trees and removal of flammable foliage near the home or other structures 	Bob to post the USFS, CSFS, et al summary on HOA website.
10. <u>Treasurer's Report</u>	<p>As of September 30, 2011</p> <p><u>Balance Sheet</u></p> <p>Operating Funds:</p>	

TOPIC

DISCUSSION

ACTION

Bank of CO Checking \$18,442.75

Reserve Funds:

Citizens Bank Money Market \$39,331.25

EverBank Money Market \$246,518.75

Full financial reports are available on the CTRHOA website at www.ctrhoa.org.

Barbara motioned that excess year-end operating funds be transferred to the reserves account. Ivo seconded. Motion approved unanimously.

Bob presented a Resolution for this transfer, Barbara motioned to pass, Ivo seconded. Motion approved unanimously.

**Craig to sign
Resolution for
website posting.**

11. Adjourn

The meeting was adjourned at 9:25 PM.

COLORADO'S TIMBER RIDGE HOMEOWNER'S ASSOCIATION

Association Resolution for Revenue Ruling 70-604 Election- Excess Income Applied to the Following Year's Assessments

WHEREAS, the Colorado's Timber Ridge Homeowner's Association is a corporation duly organized and existing under the laws of the State of Colorado;

And

WHEREAS the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Colorado's Timber Ridge Homeowner's Association:

RESOLVED, that any excess of membership income over membership expenses for the year ended December 31, 2011, shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made part of the minutes of the meeting of November 28, 2011

By: Craig Haller
President or Secretary