

**TIMBER RIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING
October 10, 2011**

Board Members Present: Ivo Brieven, Bob Milford, Craig Moller, Barbara Parada, Linda Rigney
Property Owners Attending: Barb & Wayne Kennedy, Maryann & Art Burger, Marc & Susan Yalom, Jim
Denvir

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>	<p>Jim Denvir stated that the reason he had provided HOA attorney Bill Darling a notice of potential lawsuit was to prevent the Board from violating the law, for example the process of removal of Jody McAlister from the Board violated CCIOA. Bob Milford replied that Bill Darling advised otherwise.</p> <p>Bob said something to the effect that Jim Denvir has threatened the HOA with lawsuits on at least 3 different occasions. 1. When Barbara voted against approval of minutes and requested a meeting, Jim Denvir threatened to sue within 24 hours. 2. Over process of obtaining Board nominee names. 3. Told Bill Darling by phone that if did he not receive member list including emails by Tuesday September 22, 2011 he would file a lawsuit.</p> <p>Jim Denver requested that he not be interrupted by Bob when speaking and Bob replied to the effect “you lie” and that he will interrupt every time that he considers Jim Denvir to be lying.</p> <p>Barb Kennedy asked whether there is someone to turn to when Jim and Bill disagree. (no reply recorded)</p> <p>Maryann Burger stated that since CCIOA is murky that Bill Darling’s opinion should be taken as the last word. Maryann also asked Jim if he would accept Bill’s word as final. (no reply recorded)</p> <p>Jim Denvir stated approval of minutes, such as by email vs open meeting, is an important issue because Barbara and Bob disagreed on forum, further stating that Bob did not want minutes of Jody’s hearing to reflect property owner’s views in favor of Jody. Bob denied the accusation.</p>	

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	<p>Marc Yalom said that in his opinion it is outrageous that someone would get upset (to the point of filing a lawsuit) over a one week delay in a Board response to a homeowner query.</p>	
<p>3. <u>Approval of Minutes</u></p>	<p>Minutes of September 2011 meeting approved with four ayes and Barbara not voting as she was not present at the September meeting.</p>	
<p>4. <u>Old Business</u></p>	<p>Bob discussed that Bill Darling has expressed a desire to no longer advise the Board on issues related to CCIOA, HOA policies, etc. because of his conflict with the possibility of appearing before Judge Denvir's court in representation of a client. Ivo motioned that the HOA again retain Lauren Holmes' firm, being out of Archuleta County, for such matters and that Bill be retained for all litigation matters such as the undeveloped 321 acres and the ongoing issues with Jody. The Board unanimously passed the retention of Lauren's firm.</p>	<p>Bob to contact Lauren Holmes to retain her firm.</p>
<ul style="list-style-type: none"> • Lauren Holmes • Attorney letters associated with Jody 	<p>Bob motioned that the letter received from Jody's attorney dated August 25, 2011 and Bill Darling's reply letter dated September 25, 2011 be posted to the HOA website. The Board agreed with four ayes and Barbara opposed.</p>	<p>Bob to post subject letters on HOA website.</p>
<p>5. <u>New Business</u></p>	<p>Bob motioned that the Board vote to limit Board terms to two. Barbara questioned whether the Board has the power to invoke this, asking if it requires a change to the bylaws.</p>	<p>Bob to contact Lauren with query.</p>
<ul style="list-style-type: none"> • Board term limits • Ballot 1A measure • Property Management firm 	<p>Bob discussed that should 1A (7.0 mills property tax increase) pass, there is a possible 3.5 mills refund if Timber Ridge becomes a Metro District, such that certain services such as snow plowing and road maintenance would be paid through property taxes. It was stated that setting up a Metro District is complicated and could run \$50,000 to \$60,000, including a separate corporation and Board of Directors. It was agreed that there is no action to be taken at this time.</p> <p>Barbara questioned whether we should consider hiring a property management firm. Some agreed it may be a good idea, however not having any specifics related to services and costs, an assessment and decision could not be made.</p>	<p>Barbara to contact local property management firms to solicit</p>

TOPIC	DISCUSSION	ACTION proposals.
• Committee membership	Linda stated that Bob should remove himself from the CCC. Maryann then said that Chris Harwood should remove himself as well. No action taken.	
6. <u>Road Maintenance Committee Report</u>	<ul style="list-style-type: none"> • The fall clean-up day is scheduled for Saturday October 15th. Participants meet at 09.00 AM at the corner of Bristlecone and Shooting Star Drives. • Because of all the rain and snow we had lately, the ditch work with a backhoe has been postponed until the soil dries, probably until later in the week commencing 10/10. • The crack filling of all roads, except Kelsey and Yarrow Circles, is scheduled for later this month. • The dead tree at the mail boxes was cut out and disposed off. Last Thursday 10/06 strong winds toppled a dead tree over the right of way and the ditch on Cool Pines Drive. Only little twigs ended up on the pavement and the road was cleaned. The tree and the branches in the right of way and ditch were removed. • The berm on Bristlecone Drive was seeded and the erosion blankets were installed. Thanks go to Susan and Bob Milford, Ken West, Paul Dillon and Gary Hedgecock for helping in this project. • Things are getting organized for the upcoming snow plowing season and the CTRHOA people to call will be Ivo Brieven, Mike Ward and Larry McCormick, in that order. • The mail delivery person suggested that we install at the mail boxes an outdoor parcel locker for packages that currently are too large to fit in the current cluster boxes. The cost for the locker is \$ 975.00 plus the concrete pad and installation will raise this to about \$ 1,500.00. Upon inquiry whether there is any demand for this, the opinion was unanimous that this is not the case. 	
7. <u>Improvement Review Committee Report</u>	Nothing to report.	
8. <u>Covenant</u>	Maryann Burger is new chair.	

TOPIC

DISCUSSION

ACTION

Compliance
Committee Report

- Lot 30: wood fence needs repair – being fixed.
- Lot 100: camper top visible – email sent
- Lot 162: propane tank visible for past year, owner has been notified, notice of alleged violation with fine schedule will be sent
- Maryann’s own lot: propane tank visible – cover complete
- Lot 197: propane tank visible – cover complete
- Lot 192: garage construction started without permit, however permit was obtained upon notification of need to do so
- Cool Pines Lot 39: all issues corrected
- Bristlecone Lot 129: lattice cover of propane tank can be seen through, letter will be sent
- Kelsey Circle Lot 156: fence posts remain in ground, with house being rented, owner said fence will go back up in spring
- Barbara mentioned that security company signs are technically a violation. Maryann said that CCC did not take note of them. The question was raised whether the CCRs should be changed to allow such signs. No action taken.

9. Fire Mitigation and
Forest Health
Committee Report

Committee in initial stages of development with members reviewing documentation from Forest Service. As part of the development of a Community Wildfire Protection Plan, the Forest Service, Pagosa Springs Fire Department and other pertinent agencies will come to Timber Ridge and assess common areas and owner lots if requested. Generation of a CWPP will allow us to request grant monies to be applied toward fire mitigation/forest health actions.

10. Treasurer’s Report

As of September 30, 2011
Balance Sheet

Operating Funds:
Bank of CO Checking \$20,118.82

Reserve Funds:
Citizens Bank Money Market \$39,322.90
EverBank Money Market \$246,370.14

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

Bob also reported that all accounts receivable will soon be paid in full.

TOPIC

DISCUSSION

ACTION

11. Adjourn

The meeting was adjourned at 8:50 PM.