

**TIMBER RIDGE HOMEOWNERS ASSOCIATION  
BOARD MEETING  
September 12, 2011**

Board Members Present: Ivo Brieven, Bob Milford, Craig Moller, Linda Rigney  
Property Owners Attending: Barb & Wayne Kennedy, Jody McAlister, Brian & Shelly Rippy

<b>TOPIC</b>	<b>DISCUSSION</b>	<b>ACTION</b>
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 issues or questions were raised.	
3. <u>Approval of Minutes</u>	Minutes of August 2011 meeting approved by then-board members.	
4. <u>Old Business</u>		
<ul style="list-style-type: none"> <li>• Proposed Fine Schedule</li> </ul>	<p>Draft Updated Covenant and Enforcement Policy, including fine schedule, was unanimously approved, subject to correction of typo noted: Alteration/interference of natural drainage refers to “SIA”, but should refer to IX.A.2.</p>	
<ul style="list-style-type: none"> <li>• Status on Undeveloped 321 Acres</li> </ul>	<p>Bob repeated essentially what he reported at the annual meeting:</p> <ul style="list-style-type: none"> <li>• HOA made proposals to 3 lien holders</li> <li>• Offered 80% of principal amounts</li> <li>• Berry has replied</li> <li>• Approximately \$1M total owed to lien holders</li> <li>• HOA has lien on Parcels 5, 6, &amp; 7</li> <li>• Current “plan” is to sell 8 parcels and keep equestrian center &amp; clubhouse for HOA – requires 67% of Owners to approve new CCRs</li> </ul> <p>Comments/questions raised:</p> <ul style="list-style-type: none"> <li>• Board cannot put an ultimatum on Owner voting</li> <li>• Covenants on new parcels need to be part of new CCRs put to vote</li> <li>• Consider Amendment to original CCRs (similar to Phases 3 &amp; 4) that addresses only these lots</li> </ul>	

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5. <u>New Business</u> • Signs on Streets	Bob spoke to Ken Feyen, County Public Works Director who said we can put up “private property” signs but not “no trespassing” signs, and that any sign must be in property owner easements.	
	The Board unanimously agreed there will be no signs.	
• Hector Rodriguez, Lot 40	Mr. Rodriguez intends to build a 1500 sq ft house, and being in Phase I, all agreed the size restrictions of Ph I CCRs apply.	
	Discussion followed regarding if/when re-written CCRs are approved how size restrictions would apply. Although no decision was reached, the following options were tabled: • Time limit for earlier phase owners to notify board of intent to build to remain under earlier size restrictions • CCR size restrictions in place at time of purchase would prevail, for example if a Phase I lot is sold while new CCRs are in place, the new CCR size restriction would apply	
• George Daugherty, Lot 120	Asked Bob if anything can be done regarding house to be built on another lot that would block view from his lot. No action for the Board.	
• Sewer easement, Lot 1	Owner of Lot 1 has requested easement to pass sewer line through Tract B to Bristlecone instead of connecting on Sage. Will entail cleanouts in tract, at approximately 100 ft spacing. Ivo suggested ground-flush cleanouts. Board approved 3 for, 1 against. Ivo prepared a draft easement document, which was recommended be reviewed by Bill Darling.	<b>Ivo to request Bill Darling to review easement draft.</b>
• Lauren Holmes	Bill Darling suggested at the annual meeting that we retain Lauren for CCIOA updates. Previous \$175/month covered phone calls, but not CCIOA updates. The Board unanimously agreed to not hire Lauren on retainer at this time.	
• Fire Mitigation and Forest Health Committee	Barb Kennedy volunteered to chair this new committee. Will develop Community Wildfire Protection Plan, which covers matters such as risks, communications, and fire mitigation recommendations. Having such a plan allows access to grant money. Barb said she expects the plan to take approximately 6 months to develop.	
6. <u>Resolution for check signers</u>	The Board unanimously agreed to remove Linda Rigney and Mike Ward as check signers, and name Ivo Brieven and Craig Moller, new Board members, as new check signers for Bank of Colorado, Citizens Bank, and Everbank.	

**TOPIC****DISCUSSION****ACTION**7. Road Maintenance  
Committee Report

Mike Ward and Ivo Brieven surveyed the roads, ditches and culverts and some work is required before the onset of winter, which mainly consists of backhoe work. Hourly rate bids were obtained from three contractors:

- Hart Construction: \$ 85.00 + \$ 100.00 mob & demob.
- Benckmark Excavation: \$ 100.00 + \$ 120.00 mob & demob (rubber track excavator)
- Honda Hauls: \$ 95.00 + \$ 125.00 mob & demob.

The Board unanimously agreed to allocate the job to Hart Construction. The total expenditure is estimated at \$ 2,000.00.

On a Saturday morning sometime around mid-October a fall clean-up day will be arranged.

There is a medium size, almost dead, Ponderosa pine next to the road and the mail boxes, which eventually may topple. Ivo Brieven offered to cut it down at no expense to the association provided he can keep the firewood. The Board unanimously agreed to accept the offer.

Some complaints were received about the work done on Heath Drive by M&M Drop Services, phone 970.946.4101 Mike Bir, installing a fiber optic cable. The complainants were given this information to get remedial action.

Ivo Brieven talked to Bill Commers, owner of lot #34 on Cool Pines, regarding the road damage. In order to fix his very steep driveway, heavy machinery will be used until well into November. The asphalt plants generally close in the second half of October. The Board unanimously agreed to postpone repairing that section of road until the spring of 2012.

On September 28th the erosion blankets for the berm on Bristlecone Drive will be available. The metal staples to secure them will be picked up next week. Volunteers are going to be needed to install them.

The only other road work remaining is the crack filling on all the roads except on Kelsey and Yarrow Circles. This will be done sometime mid to late October, when the temperatures have cooled down and the cracks are at its widest.

Kip Strohecker mentioned that, as a subcontractor for Elam, he will apply a new sealant on the stretch of Capricho from South

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	Pagosa Blvd. to our property. It is called "liquid road" and costs about double of normal sealant. It is something worthwhile to keep an eye on as it may be of future interest to the Association.	
8. <u>Improvement Review Committee Report</u>	Two applications received and approved. Lot 123 - roof extension on barn. Lot 12 - playset.	
9. <u>Covenant Compliance Committee Report</u>	Nothing to report.	
10. <u>Treasurer's Report</u>	<p data-bbox="464 718 753 783">As of August 31, 2011 <u>Balance Sheet</u></p> <p data-bbox="464 827 899 892">Operating Funds: Bank of CO Checking \$26,866.83</p> <p data-bbox="464 936 995 1039">Reserve Funds: Citizens Bank Money Market \$39,314.78 EverBank Money Market \$246,226.41</p> <p data-bbox="464 1083 1268 1144">Full financial reports are available on the CTRHOA website at <a href="http://www.ctrhoa.org">www.ctrhoa.org</a>.</p>	
11. <u>Announcement and scheduling of Executive Session</u>	<p data-bbox="464 1226 1308 1371">An Executive Session for the purpose of discussing attorney letter addressed to Bob Milford, President dated August 26, 2011 Re: Lot 121, Jody McAlister was announced. With Barbara not present, the session could not be scheduled at this time.</p> <p data-bbox="464 1415 1276 1585">Ivo said that, although in an executive session no votes can be taken, but as he is not an impartial party, he will recuse himself from any future voting and not participate in the debate, but, if requested to do so by the Board, only defend the validity of his complaint.</p>	<p data-bbox="1336 1226 1589 1402"><b>Bob to contact Board members except Ivo to schedule Executive Session.</b></p>
12. <u>Adjourn</u>	The meeting was adjourned at 8:45 PM.	