

Timberline Condominiums Homeowners Association
Annual Meeting
July 5, 2008
1:00 pm
Dillon Town Hall, Dillon, Colorado

- I. The meeting was called to order at 1:12pm by Jack McInroy.
- II. Attendance
 - a. Board members present were: Barbara Duvall & Jack McInroy, Bruce Berguson, and Gayle Stephens.
 - b. From Americana Resorts Properties: Ned Brandt and Mary Stock.
 - c. Owners Present in Person:
 1. Art and Lise Albert- unit 15
 2. EJ Stephens- unit 25
 3. Daryl Cinquanta- unit 11
 4. Bruce and Linda Berguson- unit 22
 5. Bob and Marty Klotz- unit 21
 6. Phillis Witteveen- unit 23
 7. Barbara Barth- unit 12
 8. Charles Stephens- unit 35
 9. Jenny Stagnaro- unit 34
 - d. Owners Present by Proxy:
 1. Mrs. George Anema- unit 31 (Proxy to Bob Klotz)
 2. Diane and Herbert Hazen- unit 24 (Proxy to Bob Klotz)
 3. Bob and Ona Brantley- unit 14 (Proxy to Art Albert)
 4. Jack and Linda Stanley (Proxy to Barb Duvall)
- III. Mary Stock announced that a quorum was attained.
- IV. Review/Approve 2007 Annual Meeting Minutes
 - a. Minutes were approved as written.
- V. Presentation from the Town of Dillon
 - a. The Town Manger did not attend the meeting as requested.
- VI. Presentation from the Police Chief
 - a. New Police Chief, Joe Ray, introduced himself and thanked the Timberline members for allowing him the opportunity to introduce himself and speak at the meeting.
 - b. Summit County is growing which means that the possibility of illegal actions is also increased There have been a few break-ins recently in the area. The Police department is working hard to ensure that these break-ins are not repeated. If anyone sees any suspicious activity, please alert the police. Summit County dispatch can be reached at 970-668-8600. Joe also gave his direct dial line out in case anyone would like to contact him directly in regards to any police matters. (970) 262-3417. Your reports as local citizens are necessary to a properly functioning community.

- c. Bob Klotz asked if the courtesy Dock #3 is now going to cost to dock there. Joe said that Denver Water has jurisdiction there and that the Police are only there to enforce fines and patrol the area.
- d. Jenny Stagnaro said that they have young children and are concerned with the issues surrounding the complex.

VII. President's Report

- a. Pine Beetle Damage: The last remaining trees infected have been cut down prior to the town's deadline. The stumps from the 14 trees cut last year have been ground out and seed has been planted. There was also a damaged Aspen tree removed at this time.
- b. A commemorative tree was planted for Norm Witteveen and it did not survive the heavy snow this winter. A new tree has been planted in its place.
- c. This year there was a major leak from unit 24 into unit 14. The owners of unit 14 were out of the country and difficult to get in touch with. Americana was very responsive to this situation and resolved the issue in the timeliest manner possible. Timberline thanks Ned Brandt for his hard work in regards to this issue.
- d. Walkway in front of the building: The walkway in front of the building was replaced last year. It was recently stained and the results are nice.
- e. Maintenance Program: The Board agreed to have a five year plan of scheduled maintenance and asked Americana to develop such a plan.
- f. American Resort Properties: The Board took an Owner survey of the satisfaction of Americana's services over the past year. Overall Owner's were very pleased with Americana and their handling of Timberline.
- g. Gayle Stephens: Gayle is rotating off the Board of Directors after serving for the last 7 years at Timberline. We owe him a lot for his tireless devotion to the betterment of Timberline and the sound advice that he always had readily available. Thanks Gayle, we will miss you.

VIII. Financial Report by Americana

- a. Financials as of 05/31/08.
- b. Gayle brought a motion to the floor to look into establishing a escrow account. The motion was approved with only 1 opposition. The treasurer will look into escrow accounts and report back to the membership.

IX. Old Business

- a. Insurance
 - 1. Timberline currently insured for \$3.5 million replacement value.
 - 2. Art Albert 1st, Phillis Witteveen seconded spending up to \$1000 for an official appraisal of the property to make sure insured for a reasonable amount. Motion Approved.
- b. Charles Stephens stated that Timberline homeowners should be prepared to consider trading property if large hotel chain purchases the Best Western land and is interested in the Timberline land.

X. New Business

- a. Smoking
 - 1. There have been several owners that have expressed their desire to become a non-smoking property. Many owners suffer health issues from smoking and are bothered y others smoking in the complex. The

Board can pass a *rules and regulation change* by majority vote, but it must be put to vote and approved by the entire membership for a by-laws change. Gayle Stephens brought up the point that BBQing has smoke ramifications as well as just smoking and we should look at making a policy for that as well.

2. Charles Stephens motioned that Timberline permanently become a non-smoking and non-BBQing facility. Linda Berguson seconded. Discussion was as follows: Bob Klotz does not want current owners who smoke to feel as if they are being pushed out of the complex. Bob Klotz asked if we could make a 6 month no BBQing rule. Daryl Cinquanta stated that he liked BBQing and would not vote for a no BBQ rule. Jack McInroy asked if Charles would amend his motion and make it two separate issues. Charles Stephens declined so the motion was put to vote as originally proposed. There were only 3 persons in favor of this new rule so the motion failed.

3. Linda Berguson then motioned that all tobacco smoke be banned permanently from all areas of Timberline. Phyllis Witteveen seconded. Discussion was as follows: Daryl Cinquanta questioned how this rule would be enforced. The response was a fine policy that is currently in place would be followed. 1st a warning would be issued then a fine would be implemented for each occurrence after the initial warning. The motion was put to vote and there were 11 in favor and 2 opposed, the motion failed.

4. Bruce motioned that a RULES and REGS change be made that states the facility become entirely non-smoking, including all common areas. 11 were in favor; motion passed. The rules and regulations will be amended to show that Timberline is now a completely non-smoking facility.

5. Bob Klotz motioned that a RULES and REGS change be made stating that all grilling on patios between April-Oct be done at least 18 feet from the building in a place so determined by the Board. Grilling during other times of the months could be done on the patios. EJ Stephens seconded. There were 9 in favor; motion passed.

b. Landscaping

1. The landscaping assessment is still in place and is going towards new flower beds in the front of the complex. The original plan was a 4 year project-we are now looking at a 2 year plan.

c. Window Replacement

1. Bruce and Linda Berguson are changing their windows. Through their research they have found similar windows to what is currently installed. If anyone else is interested in purchasing windows at this time, please let Bruce know so that bulk discounts may be achieved.

XI. Election of Board of Directors

- a. Phyllis Witteveen was elected to the Board of Directors to fill the vacant Board position.

XII. Meeting Adjourned at 3:12pm.