

Timberline Condominiums Homeowners Association
Annual Meeting
July 5, 2009
Dillon Town Hall, Dillon, Colorado

- I. The meeting was called to order at 1:00 pm by Jack McInroy.
- II. Attendance
 - a. Board members present were: Barbara Duvall & Jack McInroy, Phillis Whiteeven. Bruce Berguson was present by proxy.
 - b. From Americana Resorts Properties: Ned Brandt and Mary Stock
 - c. Owners Present in Person:
 1. Daril & Christine Cinquanta- unit 11
 2. Marty and Bob Klotz- unit 21
 3. Barbara and Tim Barth- unit 12
 4. Jenny Stagnaro- unit 34
 5. Donald Wilson- unit 13
 6. Gayle and EJ Stephens- Unit 25
 - d. Owners Present by Proxy:
 1. Art and Lise Albert- unit 15 (proxy to Jack McInroy)
 2. Diane and Herbert Hazen- unit 24 (Proxy to Bob Klotz)
 3. Bob and Ona Brantley- unit 14 (Proxy to Don Wilson)
 4. Jack and Linda Stanley- unit 36 (Proxy to Gayle Stephens)
- III. Mary Stock announced that a quorum was attained. Proof of notice was given.
- IV. Presentation from the Town of Dillon
 - a. Don Parsons, Mayor Pro Tem, and Chief of Police, Joe Wray, discussed Dillon Town Events.
 - b. The attendance at the Friday evening events was one of the most highly attended events in Dillon history. 8,500 people were in attendance at the events for the 4th of July, typical attendance for Dillon events are about 5,000.
 - c. Many owners have concerns about the Lodgepole construction. The plan is to redevelop the marina and reconstruct the entrance road into the marina so that the entrance is not so steep. Also further significant development will be taken on in the coming years. The area in front of Timberline will not be subject to much further change. Further down on Lodgepole retaining walls will be added and the road dropped about 4 feet.
 - d. On Tuesday night, July 6th, the last Public Meeting for the Urban Renewal Authority will be held. (as it stands now) The Authority is focusing on a more structured, denser commercial and residential space in the Town center. If you have ideas or concerns, please plan on the attending this meeting.
 - e. The restaurant Al Lago will be turned into a new condo and commercial development.
 - f. In the La Riva building a new Art Gallery has been added. Many events will be happening there in the coming weeks.
 - g. A ballot initiative was passed last year to raise money for road projects.
 - h. We are 6% below revenue projections for this year. (This is compared to other municipalities in the area who are in the 20% range.)

- i. Volunteer opportunities in Dillon abound, please contact the Town if you are interested in volunteering.
- j. The Town has a new website which is www.townofdillon.com, much information can be found on this website including event calendars, volunteer forms, etc.
- k. Bob Klotz asked about the original plan to turn Lodgepole into a 1 way street. Don Parsons' said that the pedestrian traffic is high through there and a rec path with a sidewalk is looking at being built. Condos surrounding this path will be kept in the loop as this project continues. Joe Wray also spoke on the path stating that currently with the lack of a pedestrian path along Lodgepole that it can be dangerous for bikers and joggers.
- l. Bob Klotz asked about a height restriction in the town for new buildings. Don Parsons said that currently the Town has a 50ft height limit.
- m. Joe gave his cell phone and said to please address any questions, concerns, or complaints directly through him. Joe is available any time at this number. This number is: 970 904 0965.
- n. Chief Wray also spoke about the parking restrictions in the Town center as it can be very confusing with the several different restrictions in such a small area. The Town is looking into the parking during the Urban Renewal.
- o. Voters approved a 20 million dollar bond issue in 2008 for gutters, and drainage systems throughout the Town.
- p. The Old Dillon Reservoir is being expanded. The Town is really cracking down on the zebra mussel, following state parks and Rec recommendations. If zebra mussels are found in Lake Dillon it could be contaminated and shut down. The Marina hours are currently 10a-5p.
- q. A major incident involving a SWAT Team and arrest occurred at Timberline condos. Chief Wray spoke to the incident saying that 4 gentleman robbed the local "Cum and Go" with guns last September. Through videos, witnesses and other means all 4 persons were identified as previous offenders. In efforts to keep the public as safe as possible during apprehension the SWAT team was used to secure the homes of these individuals. (The occupant of Timberline condos was the Nephew of the legal resident.) He, along with 2 of the other criminals, took a plea bargain and have started their 6 jail year term.
- r. Gayle Stephens asked the Chief if the felony clause in the new proposed Rules and Regulations was legal and a good idea. Chief Wray said that he **STRONGLY** recommended this as it can affect every home owner in the Association. It could definitely save a lot of hassle and grief in the long run.
- s. Traffic issues are an ongoing concern. Chief Wray has put in for a 10K grant for speed trailers (flashes and shows your speed.) The hope is that during heavy traffic times, these will help to ensure that speeds are maintained.
- t. Chief Wray has also put in for the Federal Grants for 3 new positions. If granted, the government will fund these positions for 3 full years. Currently there are 11 sworn police officers on the Force.
- u. The force has a police dog that is a search and rescue dog as well as a drug dog. Ronan, the black lab, is a great addition to the team. Chief Wray is also trying to obtain another police dog through federal funding.
- v. Dillon Dam Road it has almost been 1 year since the Denver Water Board arbitrarily closed the road. Federal agencies, Denver Water and Dillon residents have been watching the Dam for the past year. Dillon's stand is still that the Road should be open 24 hours.

- V. Review/Approve 2008 Annual Meeting Minutes
 - a. Phillis asked about the appraisal on the property in regards to insurance coverage. The Board did not have an official appraisal done due to cost prohibitions. Based on local real estate agents suggestions the insurance coverage was upped.
 - b. Gayle Stephens asked about the Escrow discussion that happened last year. Bruce Berguson sent a survey to owners about establishing an escrow account and 5 of the owners were neutral, 5 were in favor and 5 were against. Further Discussion about this will be held during New Business.
 - c. Gayle Stephens motioned to approve minutes as written, Jenny seconded. Minutes of 2008 annual meeting were approved as written.

- VI. President's Report
 - a. Pine Beetle Damage: All of the damaged trees and all but one of their stumps have been removed and grass was planted over the areas left by the stumps.

 - b. Landscaping Committee did a great job designing and implementing the new flower beds. Thanks to the Committee and Miriam who did the actual work. We are proud of the how our front lawn looks now. We think it's the best looking one on Lodgepole Drive.

 - c. Board Member Bruce Berguson surveyed members regarding their views on the establishment of a financial escrow account to deal with major repairs and improvements. The results were mixed with half of the owners having no preference and the other half against it.

Some of the problems addressed during the last year.

1. We addressed the garbage left near the condo doors for several days on two or three units two or three times.
2. A few people who were smoking had to be reminded that we are a no smoking building.
3. We had a concern for the safety of our children when one of the units was rented to a registered sex offender.
4. One unit was using the common facilities to take in wash for four other condos in Timberline. Our water bill was \$100 more than typical. The same unit was occupied by a person who robbed a convenience store in Silverthorne. The SWAT team removed him and he was convicted in court.
5. As a result of the above problems, The Board of Directors and Americana met with our attorney and drafted up some revised Rules and Regulations to protect our owners. Although The Board had the authority to pass and implement these Rules and Regulations, we preferred to bring them to the Annual Meeting for all owners to have input and vote on them.

d. Other issues investigated:

1. The cost of beautifying the lawn behind the parking lot and providing water was prohibitive.
2. Some owners would like a common area with installed grills behind the parking lot. We need a committee to conduct a study to include costs and present a proposal to the Board.
3. We discussed the possibility of requiring each owner to install a water meter in his/her condo to ensure the proper allocation of the water bill. The cost to do so also seemed prohibitive but may be necessary in the future.
4. One owner suggested contracting with our former maintenance coordinator, Mario to continue to take care of the maintenance of the building. The Board thinks Mario has moved on and has his own company now and would not personally take care of Timberline. Americana is willing to consider contracting to Mario if circumstances permit. Americana would remain with the full responsible for the program.

VII. Financial Report by Ned Brandt

- a. Financials were reviewed as of 05/31/09.
- b. Expenses are over budget. The majority of that is accounted for by snow removal being over budget. Landscaping is also over budget.
- c. Timberline has \$4,000 in cash at the end of May.
- d. Bob Motioned to accept the financials as presented, Gayle seconded. Financials were approved as written.

VIII. Old Business

- a. Parking
 1. Last year parking permits were issued to each unit. Most units have not been in compliance with this and it could cause a problem in the future.
- b. Smoking
 1. At least year's meeting it was approved by the membership that the entire complex would be a non-smoking property.

IX. New Business

a. Escrow Account:

1. Gayle Stephens motioned that an escrow account be established according to the current Colorado laws, as a quarterly Dues increase not to exceed an \$18,000.00 Reserve Fund; or \$1,000.00 per unit. Bob seconded. Ten were in favor, the motion carried and the assessment will begin next quarter.

c. Rules and Regulations:

1. The Board has amended the Rules and Regulations and presented the membership with the new Rules and Regulations.
2. Daril Cinquanta brought up the point that it might not be a feasible option to require renters to have a background check.

3. RIGHT TO ENJOYMETN OF THE UNIT: 2 were opposed, motion carried.
 4. PARKING: Each owner will get a sticker and the 2 hanging passes, and towing will be enforced by those that are not in compliance.
 5. RENTAL PROPERTY: C.) 7 in favor, the motion passes.
D.) Gayle Stephens motioned that a committee be established to review the rules and regulations paragraph D. All were in favor of establishing a committee. The committee was appointed and includes: Daril Cinquanta, Jenny Stagnaro, Gayle Stephens and Don Wilson.
 - d. WATER: C. Paragraph deleted from the Rules and Regulations.
 - e. INSURANCE: All in favor of the re-write of the insurance document.
 - f. INSPECTIONS: B.) All were in favor, motion carries
 - g. FINES: all were in favor, motion carries.
- X. New Business
- a. Bob Klotz asked that the language of Rules be changed to allow grills to be stored on decks.
 - b. Bob Klotz spoke the fact that he feels a community area needs to be added to allow for a community BBQ grill area. The Board will appoint a committee to look into this item; Bob Klotz said that he will be on this committee.
 - c. Bob Klotz spoke to the fact that he feels a new maintenance staff should be appointed as he does not feel that Joe from Americana who lives out of the county should be in charge of the maintenance. The Board will look into a bid from Mario, the old maintenance person for Timberline and make a decision with Americana about subcontracting out Mario's services.
 - d. A bid for \$1,500.00 was received for seal coating and crack filling. This work will be done prior to the end of the year.
- XI. Election of Board of Directors
- a. Barb and Jack have decided to run again. All were in favor and they remain on the Board of Directors.
- XII. President's Awards and Appreciation
- a. Flowers were given to Barbara Barth in recognition of the memory of her husband Bob who was a long time owner at Timberline. Bob and his wife had been owners for 31 years. Our condolences and thoughts go out to the Barth family at this time.
 - b. Flowers were given to Mary Stock for her outstanding service as our administrator from Americana.
 - c. Flowers were given to Phillis Whiteeven for her outstanding participation and contributions to the Board.
 - d. Flowers were given to Barb Duvall for serving as co-president with Jack McInroy for the last year. Barb and Jack were married after a 20 year engagement! Congratulations to Jack and Barb!
- XIII. Meeting Adjourned at 3:34pm.