

Timberline Condominiums Home Owners Association  
Annual Meeting Minutes  
July 3<sup>rd</sup>, 2010 at 1:00 PM  
Best Western Lodge in Dillon

- I. **Call to order:** The Meeting was called to order at 1:01 PM.
  
- II. **Attendance:**
  - a. Board Members present were Bruce Berguson and Phillis Witteveen.
  - b. Homeowners present were Bob and Marty Klotz, Lee Rawe, Gayle and EJ Stephens, Charles Stephens, Mike & Jenny Stagnaro, Daril Quintana, Barbara Barth.
  - c. Present from Americana Resort Properties was Ned Brandt and Justin Connally.
  
- III. **Determination of Quorum:** It was established that there was a quorum.
  
- IV. **Presentation from the Mayor:**
  - a. Ron Holland, the Mayor of Dillon, was present. He said that the town was open to any suggestions or concerns.
  - b. There will be 92 events in Dillon this year. There is entertainment at the Pavilion Thursday thru Sunday.
  - c. Financial record for the town is about 2% over from last year.
  - d. The Urban Renewal plan is still moving forward.
  
- V. **Review and Approve Annual Meeting Minutes**
  - a. Roman Numeral 8b needs to be corrected.
  - b. Bob Klotz motioned to approve the 2009 Annual Meeting Minutes and seconded the motion. All approved.
  
- VI. **Presidents Report:**
  - a. A summary report from Jack McInroy was distributed to all members.
  
- VII. **Financial Report**
  - a. Financial Report: As of May 31<sup>st</sup> we have \$13,500 in reserve.
  - b. In operating funds we have about \$6000.00.
  - c. Our expenses exceed our budget by about \$3,000.00.
  - d. Parking lot repairs caused Timberline to exceed the budget. The decision to pave the parking lot was approved at the 2009 annual owners meeting.
  - e. Gayle Stephens motioned and Bob Klotz seconded the motion for approval of the financials. All approved

VIII. **Americana's Report:**

- a. Mario has taken over the maintenance and the snow removal and his wife is maintaining the plants.
- b. Bob Klotz asked why Americana does not call Mario pertaining to Maintenance issues.
  - i. Americana responded by saying that in some situations we are unable to connect with him.
  - ii. We need to have Mario in the new directory.
- c. A question was asked about how Americana knows who is being sent proxies and if they are able to determine if they the owner.
  - i. Americana sends out one proxy per unit, and owners are verified by looking at our records.
- d. Bob believes that we need to inspect the roof twice a year and clean the drains and catch pans.
  - i. Mario should be certified by Turner Morris to get on the roof.
- e. Bob motioned to approve the manager's report and Gayle Stephens seconded the motion. All approved.

IX. **Old Business:**

- a. Grill Committee-(Bob Klotz)-
  - i. At the 2009 annual meeting a committee headed by Bob Klotz was appointed to look at a place for a grill and a table. Bob reported back that a pad for a grill, a table and a good grill would cost approximately \$2500.00.
  - ii. The alternative to putting in a pad and table for the grill would be to put the grill in the stairwell and let owners use it as needed.
  - iii. In discussing the grill issue with owners, Bob Klotz determined that many owners were opposed to the summer ban on grilling.
  - iv. Cinquanta's daughter motioned to remove the grill ban and Jenny Stagnaro second the motion. All approved with the exception of one, Gayle Stephens.
  - v. Charles Stephens then made a motion to sell the grill to the highest bidder. Jenny Stagnaro seconded the motion for that issue. All approved.

X. **Parking Permits:**

- a. We should ask people to move their cars if they do not live at Timberline.
- b. We do not want to tow unless we need to.
- c. If anyone needs a new pass they will need to contact the Americana. If an owner has their name and number in their car that would be sufficient.
- d. Mike Stagnaro motioned for two new signs on the property, one sign where the router is and the second on the shed. Bob Klotz seconded and all were in favor.

- XI. **Rules and regulations**
- a. Rules and regulations were discussed and it was agreed that all owners and management companies who rent must ensure that the renters are provided with a copy of the Rules and Regulations.
- XII. **Appearance of Decks:**
- a. #13 Deck is not up to standards.
  - b. Americana will send a letter and fine to the owner.
- XIII. **Rental Rules:** Presented by the Committee - Don Willson, Daryl Cinquanta, and Jenny Stagnaro.
- a. Rental Rules were revived by the board and the membership.
  - b. Most of the rules are deterrents, not a safe guard.
  - c. CBI will lead to the sex offender's web site.
  - d. Americana and the board of directors called Madeline Lia Duncan PC, in March of 2009 to consult her about renting rules.
  - e. Jenny Stagnaro will need to make modifications to the rental rule. The owner is responsible for the rules.
    - i. Jenny will make form A and B and then we will send it to Madeline to review. From there we will send it out to the membership to review over the next year. We will review and then vote on the issue in the 2011 Annual Meeting.
- XIV. **Parking Lot Repaving:**
- a. The board received bids for the repair/repaving of the parking lots. Overlaying of the parking lot and the east entryway will cost \$21,000. The full replacement of the parking lot alone will cost \$38000.00.
  - b. Charles Stephens expressed the opinion that Timberline should make only minimal repairs to the parking lot and should not overlay or replace it at this time.
  - c. Lee Rawe will talk to contractors he knows about the bid from A-Peak to overlay the parking lot.
  - d. Bob Klotz motioned that we accept the proposal from A-Peak and there was no second.
  - e. Gayle Stephens motioned that Lee Rawe talk to contractors he knows about the repair/replacement of the parking lot. Mike seconded it. All in favor.
  - f. Lee Rawe motioned for a drop dead date and Phillis Witteveen seconded the motion. All approved.
- XV. **Storm Doors:**
- a. The issue was raised about units that have only one storm door. The consensus was that it is up to each unit whether they would like to have storm doors or not. There was no clear decision on whether or not an owner had to have storm doors on both entry doors.

XVI. **Election:**

- a. Bruce Berguson's term is up. Bruce is willing to rerun and was nominated by Gayle Stephens. Bob Klotz nominated Mike Stagnaro. Mike Stagnaro was elected to a three year term.
- b. Phillis Whitteveen resigned her position. It was noted that the board could have appointed someone to replace her but that they elected to have the membership determine who would fulfill the remainder of her term. Phillis's term expires in 2011. Daril Cinquanta nominated Bob Klotz to fill the remainder of her term. Bruce Berguson nominated Arthur Albert. Bob Klotz was elected to a one year term.

XVII. **Meeting Adjournment**

- a. The meeting was adjourned at 4:23 pm.

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