

**TIMBERLINE COVE HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
September 16, 2023**

I. CALL TO ORDER

The Timberline Cove Homeowner Association Board of Directors Meeting was called to order at 11:35 a.m. via videoconference

II. ROLL CALL, PROOF OF NOTICE & INTRODUCTIONS

Board members participating were:

Paul Joliat, President, Unit 102

Tim Kiehl, Vice President, Unit 304

Steven Gustafson, Treasurer, Unit 103

Robert Cave, Secretary, Unit 305

Barb DelGrego, Director, 302

Representing Summit Resort Group (SRG) was Noah Orth. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

III. ELECTION OF OFFICERS

Motion: Steven Gustafson moved to retain the same Officers. Barb DelGrego seconded and the motion carried.

IV. GENERAL DISCUSSION

A. Special Assessment

The Board discussed the owner response to the proposed Special Assessment. There were three owners who were opposed. Noah Orth commented that owners must be informed of planned Special Assessments, which they were, and they are allowed to provide feedback. Paul Joliat confirmed that the Bylaws Section 7 specify that the Board has the authority to levy Special Assessments with no limit on the amount. If a loan is required, there is a \$50,000 limit without a vote of the membership. Tim Kiehl suggested confirming the legal requirements with the attorney.

Barb DelGrego spoke in favor of lowering the assessment amount by extending it to eight years. Since the 2024 Budget was approved with the \$70,000 Special Assessment, changing the Special Assessment amount would require notification to the membership of the adjustment and inclusion of the new dues amounts. After further discussion, all Board members were in favor of proceeding with the original Special Assessment plan.

Action Item: Noah Orth will draft notification to the owners regarding the dues and Special Assessment amounts for Board review. He will include a statement that the Board discussed the owner feedback and decided to move forward based on the small number of owners who objected.

B. Fireplaces

An inventory will need to be conducted to determine which units have the recalled control panel for the fireplace. Replacement will be an individual owner expense. There was discussion about the need for periodic inspections. Noah Orth said there is no requirement for inspection of gas fireplaces, but some Associations schedule inspections every couple of years. Wood burning fireplaces must be inspected annually.

There was agreement to try to get a bid for inspection and cleaning of the gas fireplaces in conjunction with the replacement of the control panels as needed, and to try to schedule the work in 2023. The Association will cover the cost of the inspection and charge the owner for the cleaning, if authorized by the owner, and control panel replacement.

Action Item: Noah Orth will request bids for inspection, cleaning and replacement of the control panel.

C. Year-End Projection

Steven Gustafson suggested that Noah Orth review the projected expenses for the remainder of the year to determine if all Reserve contributions can be made.

Action Item: Noah Orth will review payables and forward the monthly financials to the Board.

D. Garage Thermostats

The garage thermostats will be set at 55 degrees for the winter.

V. SET NEXT MEETING DATE

The next Board Meeting was scheduled for October 23, 2023 at 2:00 p.m.

VI. ADJOURNMENT

The meeting was adjourned at 12:23 p.m.

Approved By: _____ Date: _____
Board Member Signature