

**TIMBERLINE COVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**February 10<sup>th</sup>, 2020**

**I. CALL TO ORDER**

The meeting was called to order at 2:02 pm.

Board members Paul Joliat, Tim Kiehl, Ed Chang, Steve Gustafson, and Stacey Gilbert attended via teleconference. Representing Summit Resort Group in person was Katie Kuhn, Kevin Lovett, and Kevin Carson.

A quorum was present.

**II. OWNERS FORUM**

No owners were in attendance.

**III. APPROVE PREVIOUS MEETING MINUTES**

Tim moved to approve the minutes of the November 4th Board Meeting. Paul seconded and the motion carried.

**IV. FINANCIALS**

Katie Kuhn reported on the financials as follows:

December 31<sup>st</sup>, 2019 close financials report \$19,798 in Operating and \$70,441 in the Reserve account.

P&L statements report \$201,801 of actual expenditures vs \$219,480 of budgeted expenses, resulting in a \$17,678 favorable variance year to date.

- Insurance - \$1,055 under
- Gas - \$2,955 under
- Security and Fire - \$1,764 over due to repairs on alarm system and sprinkler head replacement
- Repair and Maintenance - \$4,130 over due to pinhole leak in 101/201 and stone repairs
- Heating System - \$1,626 under
- Elevator - \$3,339 over due to repairs in January 2019 (have switched companies)

We were unable to make 6 months of Reserve Transfers (\$24,000) in 2019.

A/R is good.

## **V. MANAGING AGENTS REPORT**

Katie Kuhn reported the following:

### **Completed items**

- Garage repairs
- Roof repairs
- Snow melt system repairs
- Power-washed garage

### **Pending**

- Test dry heads- scheduled for 2/14.

## **VI. RATIFY ACTIONS VIA EMAIL**

Steve moved to ratify the following action via email. Stacey seconded and the motion carried.

- 12/4/2019 – Tiger Gas Lock (Approved)

## **VII. OLD BUSINESS**

- The board discussed the ongoing pinhole leak seeping into the garage and decided to move forward with investigation and repairs. This will affect units 210, 310, and 410. Paul will coordinate with Premier Plumbing to find the source of the leak.
- It was noted that the exterior spa gate locks are still in need to replacement. SRG will investigate further.

## **VIII. NEW BUSINESS**

- The garage door had a malfunction and has lost its programming. Owners should contact Paul to assist with reprogram their remotes. SRG will draft a letter to the ownership regarding rules and regulations of garage use including cleanliness and parking, and that garage remotes may need to be reprogrammed.
- It was noted that the current dumpster has a metal lid which is quite heavy. SRG will reach out to Waste Management about replacing it with a plastic lid model.
- The dumpster enclosure was damaged during a recent windstorm and needs to be repaired. This will require concrete work and will not take place until the Summer. Mountain Meadows HOA will contribute to this repair. It was noted that trash expenses are currently split 55% / 45% between the associations.
- Katie has been in contact with Tolin Mechanical regarding the ongoing leak in the snowmelt system. They have also proposed a contract for preventative maintenance at \$4,296 annually to inspect and service components twice a year. The board discussed the pros and cons of a preventative maintenance agreement and tabled the issue for the time being. Katie will get a preventative maintenance bid from Breckenridge Mechanical as well.
- Stacey mentioned a new garage leak near her parking spot and will show this to Paul the next time she is in town.
- It was noted that a homeless man found his way into the elevator lobby. Paul requested that he leave and accompanied him out of the building and called the

police. Katie has also requested night patrols from the police department. The board discussed options for additional access control, SRG will investigate.

- The next board meeting will include a review of the capital plan. Paul will be present to provide feedback.

**IX. NEXT MEETING DATE**

The next meeting will be on May 18<sup>th</sup> at 2:00pm

**X. ADJOURNMENT**

With no further business, at 3:10 pm the meeting was adjourned.

Approved: \_\_\_\_\_ 5/18/2020 \_\_\_\_\_