THE TIMBERS ON RIVER RUN CONDOMINIUM ASSOCIATION
BOD Meeting Minutes
Wednesday, September 23, 2026

I. Call to Order

A. The meeting was called to order by Kathy at 4:42 pm. Board members Kathy Kort, Joe Wallace, Anthony Connelly and Darren Hamilton attended via Zoom. Representing Summit Resort Group were Kathrine Johnson.

II. Owners Forum

A. Notice of the meeting was posted on the website on August 12, 2026. There were no owners present at the meeting.

B. Vendor Presentation – RemoteLock representative, Jake Farrier, made a detail presentation to the Board members on their software / hardware lock availability. Integration of the new locks would be easy, and they can add multiple property management/individual owners access. They can be responsible for their own unit door lock. Hardware flexibility runs into the hundreds for selecting the best option and supports WIFI pin codes, physical credentials, blue tooth, cell phone, wrist band, and an actual key. The Board asked about access into the common area doors for access into the building and the amenity rooms. Jake commented that they can add one code per unit (general code) that would give access to their unit and the common area amenities areas. SRG asked about the users, and we want to give access to the management companies to set their own codes. Jake responded that the software allows you to give access as roles, device permissions, and invite users. Power outage for a six (6) hour time frame will keep the locks engaged. Quote for services and hardware includes Service - Premium On-Boarding $500; WIFI hardware - $23,568 Manly hardware; Hardwire $2,790 2 door kit. Discussion on the actual interior dead bolt that is currently in place at building. The Manly hardware does have the ability to turn a lock inside the unit, but it would still be key access.

III. Approve Previous Meeting Minutes

A. The Board reviewed the previous meeting minutes dated 06/2026 are process.

IV. Financials

a. August 31, 2026 close financial balance sheet reports $135,435 in the Operating account, and $655,646 in the Alpine Reserve account.
b. Operating – The August 31, 2026 close Operating Profit & Loss reports for the year to date is $396,276 of actual expenditures vs. $421,017 of budgeted expenditures resulting in a ($24,741) positive variance.
c. Operating Expenditures YTD Variances – The General & Admin variances include Legal Fees ($3,281) positive variance; Accounting $964 overage; Office Supplies $958 overage; Management Fee $1,470 overage; Insurance ($1,631) positive variance.
d. Repairs & Maintenance variances include Common Area Building Maintenance ($11,508) positive variance; Boiler Maintenance $14,832 negative variance; Parking Lot/ Garage ($876) positive variance; Maintenance Supplies $1,016 negative variance; Cleaning $4,008 negative variance; Elevator Maintenance ($1,889) positive variance; Landscaping ($4,871) positive variance.
e. Snow Management variances include Snow Shoveling ($1,089) positive variance and Roof Snow Removal ($8,400) positive variance.

f. Fire Safety & Security variances include Fire Extinguisher/ Sprinkler Inspection ($6,750) positive variance and Fire System Maintenance ($1,377) positive variance.
g. Recreation Facilities variances include In House Amenities ($6,666) positive variance; Pool & Spa Service Agreement ($2,600) positive variance; Pool/ Spa Supplies $2,425 negative variance; Pool / Spa Repairs ($5,849) positive variance.
h. Utilities variances include Water/ Sewer $5,971 negative variance; Gas ($5,292) positive variance; Electricity $6,199 negative variance.
i. Reserve Contribution Income Year-to-Date collections was $163,695. This represents 100% budgeted contributions.
j. Reserve Expense Projects Year-to-Date Expenses includes Reserve Expense $9,131; Reserve Fire Extinguisher Replacement $3,087; Reserve Elevator $4,980 (governor replacement); Unit 3074 Water Leak $14,542; Reserve Ex Pool & Spa Renovations $72,867. A Board member questioned if Homeowners who requested payment plans for the Special Assessment were timely on their payments. SRG will follow up on this for an update.

V. Ratify Actions

None to ratify

VI. Managing Agents Report

a. Completed Items include Pool & Spa Construction completed, currently in startup protocol for 28 days; Detailed cleaning in lobby and fitness center from left over construction debris completed; Fire alarm inspection deficiencies completed. Both devices were in the common areas; Elevator governor replacement completed;
b. Appointment of Board member Mr. Anthony Connelly accepted.

VII. Old Business

a. Pool & Spa Project - The project is currently in Start Up Protocol Phase through the end of September 2026.
b. Pool & Spa Covers - Aqua Tech said they would be finished soon.
c. Balcony Log Project - The project is currently in process through end of September 2026.
d. Main Back Flow Preventer Replacement & Domestic Water Mixing/ Regulation Valve - Tolin Mechanical offered a $5k discount to perform both scopes on the same day. This project will coincide with the anticipated building water shut off on Wednesday, October 21, 2026. *A motion was made by Darren to accept the Toline Service contract and Joe seconded the motion. All in favor and the motion carried.*
e. Camera Installation – SRG is waiting for the camera signs to arrive and be posted. We need a layout plan showing where the new Ring cameras will be installed. SRG to create an Ring Camera account to tie into the new cameras. The Board will approve which plan to use.
f. Touch Up Painting - SRG will gather bids for review and approval in next month's HOA meeting.
g. Window Cleaning - The exterior windows & balcony windows are scheduled to be cleaned on The week of September 28th. We are timing it to coincide with the completion of the balcony wood handrail project. There is a layer of dust on several balconies from the pool/ spa project. This will need to be washed off as

part of the window cleaning project, and SRG is waiting on this supplement bid from Peak to Peak.

h. Ski Room Cleaning- In preparation for the winter snow season, SRG will have a detail cleaning set up in mid-late October.

i. DBM Plumbing Valve Replacements -SRG reached out the DBM Plumbing to see if they are willing to perform the $80 per valve but we have not heard back from their team. SRG is trying to coordinate this project with the main back flow preventor replacement & the main mixing valve replacement on Wednesday, October 21, 2026.

j. Lock Service Contract-SRG received a bid to replace the locks in the building as the existing Dormacaba Group lock system is no longer supported. Remote Lock quote was $28,570. McGrath Locks will also bid on the project. SRG agreed to pay the first three months of the $650 monthly fee for the existing lock service. After that, this will be billed to the HOA, and we need to identify which GL this expense will be coded. IDN met with SRG last week to discuss options, and they are gathering information on the specifics to bid on the project. The Board recommended that we wait until May 2027 to make a final decision.

k. Mechanical Service Contract -The current mechanical vendor, BTS has a service contract that ends on 10/2026. The final inspection results of the inspection are attached, showing the Make Up Air unit#1 has a bad motor and needs to be replaced. It also shows Make Up Air unit #2 located in Unit 3082, and has a closed ceiling hatch that does not fit. SRG to find out more information on this. New Service Agreement with Tolin Mechanical was discussed by the Board that included blended inspection service agreement at $13,212/ $3,303 quarterly payments is attached. *A motion was made by Darren to approve the Tolin Mechanical Service Contract and Joe seconded the motion. All in favor and the motion carried.*

l. Building Automated System Fire Wall- SRG is in the process of working with an IT company to set up the BAS system on its on statis IP address.

m. Roof annual inspection - The board approved the annual roof inspection by Turner Morris Roofing, and the date of inspection is forthcoming.

n. Exterior balcony gates (Unit 3059)- SRG contacted the owner and recommended serval contractors that can work on the gate. This is an owner limited common area.

o. Trailhead Drive Stone façade repair KNC-They have this project on their Fall schedule and will notify us of the dates.

VII. New Business

a. Options to deep clean and seal the exterior patio pavers.
b. Check into Special Assessment reserve contributions for new owners.
c. Patio artwork options.
d. Who is responsible for any interior unit Fire Extinguishers?
e. Establish Late Fees for unpaid dues. The Board would like to identify more details from Altitude Law. *A motion was made by Joe to contact Altitude Law to establish lates fees, check on who is responsible for interior unit fire extinguishers and details*

of the Reserve Contribution as its listed in the Declaration, and Kathy seconded the motion. All in favor and the motion carried.

IX. Next Meeting Date

a. BOD meeting date Wednesday, October 28, 2026 at 4:00 pm via Zoom
b. BOD Meeting date Wednesday, November 9, 2026 at 4:00 pm via Zoom. The meeting was rescheduled to November 9th.
c. BOD meeting date in December will be skipped. *A motion was made by Anthony to skip the December meeting, and seconded by Kathy. All in favor and the motion carried.*

X. Adjournment

A motion was made by Anthony to adjourn the meeting at 6:27 pm.