

THE TIMBERS ON RIVER RUN CONDOMINIUM ASSOCIATION

BOD Meeting Minutes

Wednesday, August 26, 2026

I. Call to Order

- A. The meeting was called to order by Kathy at 4:29 pm. Board members Kathy Kort, Joe Wallace, Tracy Ebel, and Darren Hamilton attended via Zoom. Representing Summit Resort Group were Kevin Lovett & Kathrine Johnson.

II. Owners Forum

- A. Notice of the meeting was posted on the website on August 12, 2026. Unit 3072 homeowner, Anthony Connelly, was in attendance. The Board agreed to keep the Owner Forum as the second agenda item, with a three-minute time limit per speaker.

III. Approve Previous Meeting Minutes

- A. The Board reviewed the previous meeting minutes dated 06/2026. A correction to Joe's unit numbers will be made along with an email correction for Kathy.

Joe motioned to approve the previous BOD meeting minutes with the noted changes, and Kathy seconded the motion. All in favor and the motion carried.

IV. Financials

- A. June 30, 2026 close financial balance sheet reports \$29,390 in the Operating account, \$111,989 in the Operating Equity account, \$673,388 in the Reserve account and \$92,254 in the calculated Retained Earnings account. SRG will speak to our accounting department on completing the financials in time for the monthly meetings.
- B. June 30, 2026 close Operating Profit & Loss reports for the year to date is \$297,735 of actual expenditures vs. \$319,238 of budgeted expenditures resulting in a (\$22,503) positive variance.
- C. Operating Expenditures Variances
 - a. Repairs & Maintenance
 - b. Landscaping \$2,043 positive variance
 - c. Common Area Building Maintenance \$9,478 positive variance
 - d. Parking Lot/ Garage \$1,249 positive variance
 - e. Cleaning \$3,349 positive variance
 - f. Boiler Maintenance (\$15,666) negative variance
 - g. Elevator Maintenance \$1,292 positive variance
 - h. Gas \$4,682 positive variance
 - i. Electricity (\$5,247) negative variance
 - j. Water/ Sewer (\$3,499) negative variance
 - k. Snow Shoveling \$1,089 positive variance
 - l. Roof Snow Removal \$8,400 positive variance
 - m. Fire Extinguisher/ Sprinkler Inspection \$5,251 positive variance
 - n. Fire System Maintenance \$1,531 positive variance
 - o. In House Amenities \$4,999 positive variance
 - p. Pool & Spa service agreement (\$1,000) negative variance
 - q. Pool/ Spa Supplies (\$1,187) negative variance
 - r. Pool / Spa Repairs \$3,819 positive variance

- s. Legal Fees \$1,617 positive variance

V. Ratify Actions

- A. The following actions via email were reviewed: 08/05/2026 Approval of Pool & Spa Project; 08/17/2026 Approval of Colorado Buff stone for the coping around the spa steps structure, the pool coping and the additional demo of layers; 07/27/2026 Approval of fire extinguisher deficiency repairs.

Darren motioned to approve the actions via email and Kathy seconded the motion. All in favor and the motion carried.

VI. Managing Agents Report

A. Completed Items

- a. Fire extinguishers inspection and repairs completed
- b. Carpet & stone floor cleaning completed
- c. Roof gutter blockage removed
- d. Garage drain cleaned out
- e. Consensus for future BOD meetings set to 4th Wednesday of the month – (4:00 pm)
- f. Broken pool drain repaired
- g. Pool equipment room in garage inspected by engineer
- h. Management office in the lower garage cleaned out –(SRG will check to see if the washer & Dryer are working.)
- i. Exterior landscaping project completed
- j. Cleaning supply office cleaned out and shelf put in place
- k. Central Plant cleaned and organized
- l. Electrical room cleaned out.
- m. Desk top monitor & printer set up in the first-floor manager's office completed
- n. Stairwell cleaning completed
- o. Pool & spa vacuum purchased
- p. Cleaning equipment purchased (backpack vacuum)

VII. Old Business

- a. Pool Project - Skimmer replacements consideration - RENU \$26k Tracy asked SRG to make sure Renu Pools replaces the missing jets in the spa and pool, water line time installation in process, spa steps being constructed, Snowmelt work at Spa steps are in process, and Colorado Buff coping stone is on site and all 2" in depth. The project timeline is pushed back one week.
- b. Pool & Spa Covers – still being manufactured
- c. Balcony Log Project - Set to begin 09/01/2026 and they will start at the front side of the building.
- d. Main Back flow preventer & lower line leak – During the back flow assembly repairs, it was noted that the valves are too corroded to reuse. The entire assembly must be replaced and SRG is requesting quotes from two other vendors: Premier Plumbing

and Tolin Mechanical. Last year's backflow Testing showed substantial corrosion & placement impedes operation #1 shut off. SRG also noted that the lower pipes below the assembly show corrosion and need to be addressed. DBM Plumbing quotes \$20k for entire back flow assembly replacement.

- e. Fire Panel Annual Inspection- Annual Inspection set for Thursday, August 27th 10:00 am – 12:00 noon.
- f. Camera Installation – The BOD was waiting for the camera signage to be ready and posted before the camera installation. SRG is bidding out the installation work.
- g. Touch up Painting - Obtaining bids.
- h. Window Cleaning – Peak to Peak's quote including Exterior balcony windows 1-time cleaning \$3,188, semi-annually \$2,869 and all other exterior windows 1-time cleaning 2722, semi-annually \$2,450. *Kathy motioned to approve the one-time Exterior Balcony window cleaning and one-time exterior windows, and Darren seconded the motion. All in favor and the motion carried.*
- i. Ski Room Cleaning - Setting up the detail cleaning through SRG.
- j. DBM Plumbing Valve Replacements- In 02/2026, DBM Plumbing provided a cost \$80 per valve for the owners. One of the homeowners wants to participate in this offer.

VIII. New Business

- a. 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 will identify which GL this expense will be coded. SRG is setting up a meeting with IDN next week to discuss options. Darren recommended that we wait until May 2027 to make a final decision.
- b. Cintas service contract – The existing service contract to wash the pool/ spa towels ends on 12/14/2027.
- c. Allied Security service contract – The fire panel monitoring contract renews on an annual basis in the month of March.
- d. Mechanical service contract – The current mechanical vendor, BTS, completes the agreed mechanical inspection contract on the building equipment and the service agreement ends in 10/2026. They recently performed the final inspection, and the results of the inspection are forthcoming. SRG requested Tolin Mechanical bid on the service agreement to inspect the mechanical components of the building. They offered two quotes: Semi-annual \$9,240 / \$2,310 quarterly payments or a blended inspection \$13,212/ \$3,303 quarterly payments. The Board discussed and they favor the blended quote and will vote on the approval in the next BOD meeting.
- e. Domestic Water Pressure Regulating Valve - The water in the area has heavy minerals which build up internally over time. The Leonard valve & pressure regulating valve component is currently not working due to the internal corrosion of the valve. Tolin Mechanical quote 18k for replacement. The RPZ valve replacement, the main 3-inch valve has deteriorated

internally. Tolin Mechanical quoted \$20,789. Darren recommended that doing both at the same time with Tolin could offer a discount. SRG will speak to the Tolin representative.

- f. Elevator governor replacement- The project is scheduled for September 1st & 2nd. Elevator cab shut down on both days.
- g. Building automated system fire wall - The BAS system is not protected with a fire wall on the internet, and we need to tie it into one of the 5 available static IP addresses. There is an active Comcast account which was installed in July 2023, and the equipment is located in the garage storage room. SRG is in the process of implementing this project.
- h. Roof annual inspection - Turner Morris inspection quote is \$850, and it was suggested by SRG that this should be done soon.
Kathy motioned to approve the Turner Morris quote of \$850 and Tracy seconded the motion. All in favor and the motion carried.
- i. Exterior balcony gates (Unit 3059) - The owner is having an issue with the iron gate to his balcony. Since this is limited common area, meaning it only serves the unit balcony, it is the responsibility of the homeowner.
- j. Smoking in the stairwells - Someone has been smoking in the stairwell. SRG posted No-Smoking signs, and they will continue to monitor the area.
- k. Trailhead Drive Stone façade repair KNC - News from KNC says that the stone façade wall along Trailhead Drive will be repaired in the next month. Darren inquired about the large tree that had fallen down the street from the Timbers building. SRG said they will contact KNC about the tree. Tracy requested information on the trail with Vail Valley. SRG will contact the management company.
- l. Appointment of New Board of Director – Anthony Connelly, owner of Unit 3072, was in attendance and showed interest in becoming an HOA director again.
Kathy motioned to approve the appointment, and Joe seconded the motion. All in favor and the motion carried.

IX. Next Board Meeting Date

Next Meeting Date/ Times are as follows:

Saturday, September 19, 2026 at 9:00 am, Annual Meeting Hybrid.

Wednesday, September 23, 2026 at 4:00 pm Regular BOD Meeting Zoom

IV. Adjournment

With no further business, Joe moved to adjourn the meeting at 11:54 am.

Approved: _____