

**TIMBERLINE HOA, INC.**  
**REGULAR MEETING - MAY 13, 2011**

The Board of Directors of the Timberline HOA, Inc. held their Regular meeting on May 13, 2011 at 10:00 AM, at 2615 Main Avenue, Durango, Colorado. Board members present were:

Katie Sturm - President  
Hal Felty - Vice President  
Diane Calfas – Secretary  
Nic Cofman - Treasurer  
Bruce Moss - Director

Also present was Malaika Mestas – Chairman of Architectural Review Committee, Keith Newbold – HOA Attorney, Marilyn Brown – Property Owner and Marsha Moreland, Executive Secretary for the HOA. The meeting was called to order at 10:00 AM.

**MINUTES:**

A motion was made, moved and passed to approve the minutes of March 1, 2011 with minor revisions to spelling

**FIREWISE FUNDING:**

Marilyn Brown discussed with the Board that the common areas need addressing with regard to fire mitigation. Some trees need to be brimmed 12-15' up from the bottom and the area around the trees at the ground level needs to be cleaned up the diameter of the trees spread. (i.e.: Clearing of needles on the ground, junipers, oak brush, etc.) She stated that money is available, \$5,000 - \$15,000, for 'a plan' for the community. Values are based on the THAI Specifications. (i.e.: leave the pines, aspens, etc.)

Discussion followed. Hal Felty stated that he is concerned about the drainage on the hillside if not mitigated properly without proper erosion control. The plan would have to involve the community. It was decided that STEP 1 would be to clear out limbs on the Pines and have the use of a chipper on site. It was agreed that the work should be done in Phases.

A motion was made by Bruce Moss to move forward with Marilyn Brown gathering information on whether a grant is available. Then the BOD will review the costs and decide at that time on the Plan.

After a brief discussion on the importance of how much time there is before there will be no grant money available, Bruce Moss withdrew his motion made previously. It was agreed that if grant money is available, Marilyn Brown should proceed with the grant application with the cost of the grant being volunteer hours on 20% match. A plan will be drawn up and the HOA will file for Grant money.

A motion was made, moved and passed to ask Craig Goodell on where the 'trial' area should be and how it can be done in an 'affordable' way on fire mitigation to ensure erosion control is not compromised. The trial area should be visible from the road for residents to view. Craig will be asked who he recommends to do the work.

**EXECUTIVE SESSION:**

The Board of Directors went into an executive session at 10:47 AM for the purpose of discussing with Keith Newbold, HOA Attorney, the process of amending the By-laws to be more in line with the Colorado Common Interest Law, CO Revised Statutes: 38-33.3-308. Meetings. The session was called to order at 10:48 AM by President, Katie Sturm.

The Board President announced that the Board came out of the Executive Session at 11:45 AM.

It was agreed that the Attorney will draft a letter to the BOD, and that a Special Meeting will be called for the purpose of:

1. Election of the BOD; and
2. Ask that the Amendment to the By-Laws, by the BOD, be 'ratified' to approve the Resolution for a 20% quorum for the Annual Meeting and all Special meetings of the Membership.

A Special Meeting of the Membership is set for June 9, 2011, at 6:00 PM at the Seventh Adventist Church off Florida Road. Katie Sturm, President, will draft a letter to the Members to accompany the Notice, Proxy, and Agenda explaining the ratification of the 20% quorum. The meeting packets will be mailed out May 17<sup>th</sup> with proxies to be returned by May 31<sup>st</sup>.

**ACCOUNTS PAYABLE:**

A motion was made, moved and passed to accept the bills presented for payment.

**ROADS:**

Due to the length of time allowed for this meeting, the discussion on the roads will be postponed until the next meeting.

A motion was made, moved and passed to adjourn at 12:17 PM.

Diane Calfas, Secretary