

**TIMBERLINE HOMEOWNERS ASSOCIATION, INC.
REGULAR MEETING – SEPTEMBER 29, 2011**

A regular meeting of the Board of Directors was held on September 29, 2011, at 8:45 AM. Board members present were:

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

Also present at the meeting was Malaika Mestas – Chairman of the ARC and Marsha Moreland – Executive Secretary to the Board of Directors. The meeting was called to order at 8:45 AM.

MINUTES:

A motion was made, moved and passed to approve the minutes of July 11, 2011 as submitted.

BUSINESS ITEMS:

1. Update on Cornelius litigation – A letter has been sent from THAI's attorney, but no response has been received.
2. Update on Fire Mitigation – Bruce has received 4 bids on doing fire mitigation for the Association. The bids received were:

Fire Ready	\$ 4,000
Rescue Property Services	\$ 3,500 - \$3,800
Fire Smart	\$ 3,240 - \$4,320
M&M Services	\$4,025

Bruce explained that there will be a time frame of 2 1/2 to 3 days to complete the work on the bids. He will take a 'before and after' picture so that people can see what exactly was done. Rescue Property Services did the work at Electra Lake on fire mitigation. An aerial will be done to outline the area to be mitigated. Then an informational meeting should be organized, and owner's permission of LOT 11 and adjacent property owners to LOT 11 should be obtained. Bruce recommends Rescue Property Services because of their experience and equipment. He will coordinate a meeting and mail out a packet. Bruce will get a mailing list from Marsha.

3. Covenant Violation Letters – Of the letters that Katie sent out, all have complied except for Mary Chandler and Ron Cornelius. She will send out a second letter with 'when' the deadline is that they must rectify the violations by. It will be noted in the letter that fines of \$50-\$250 are possible for the violations. She will follow the same procedure as before for violations.

ADMINISTRATION:

1. Accounts Payable - The payables were reviewed. A motion was made, moved and passed to approve the payables as submitted.
2. Financials for 2011 – Marsha reviewed the financials for 2011 with the Board as of Sept. 29th. There was currently a Cash balance of \$42,045.72 in the Operations & Maintenance and \$121,992.45 in the Capital Reserve for Road Improvements. Marsha then reviewed with the Board the listing of Delinquent Accounts totally \$2,235.00 and stated that Liens will be filed on Ferrate's if not paid by the December deadline. The others are two quarters due.
3. Budget 2012 – The Board discussed expenses for 2012 with Marsha. The amounts for Snow Plowing were increase from \$11,000 to \$15,000 and the Road Maintenance was decreased to \$7,000 from \$13,000. An amount of \$4,000 will be included in the 2012 Budget for Fire Mitigation.
4. December Meeting – A meeting in December will be held to organize the Annual Mtg. in February.

ROADS:

1. Parking Restrictions Consideration -The consensus of the Board was they do not feel that a change in the covenants is in the best interests of the Subdivision and the property values. Hal did review other subdivisions that charge and feel that it would change the character of the whole neighborhood if the Covenants were changed. Enforcement of the current covenants should be followed as in the past.
2. Chipping – Chipping will be done on October 10th. Katie will post a web notice to owners.
3. Culvert Cleaning at entrance road and Florida Rd meet – Hal will check with the County to see if they will clean the culvert. Katie will get a bid from EARTHWORKS, in the mean time, to clean the culvert if the County will not.
4. Seal Coating the Main Road – Hal researched other areas that have `phased` in areas with seal coating/patching and it looks `patchy` and draws attention to the problems. To do the whole neighborhood is about \$110,000. Leeder is to do the crack sealing for \$3,000 yet this year. To do complete seal coating to be scheduled every 5 years would be an increase of \$260 per lot per year. Hall will get two more bids and discuss the maintenance at the annual meeting for member input.

There being no further business the meeting was adjourned at 11:30 AM.

Diane Calfas, Secretary