

TIMBERLINE HOA, INC.
REGULAR MEETING - DECEMBER 4, 2008

The Board of Directors of the Timberline HOA, Inc. held their regular meeting on December 4, 2008 at 10:00 AM, at 755 E. Second Ave., Ste. 2B, Durango, Colorado. Board members present were:

Hal Felty - President
Lee Bradley - Vice President
Jim Peters - Treasurer
Mike Jones - Secretary

Also attending the meeting was: Jean Park and Shaila Van Sickle - Members of ARC; and Marsha Moreland - Administrator. The meeting was called to order at 10:00 AM.

MINUTES: A motion was made, moved and passed to approve the minutes of July 9, 2008 as written.

FINANCIAL REPORT & BUDGET 2009:

Jim Peters reported that snow removal for 2008 was at \$24,635.90 which has caused a lower balance transfer into the Capital Fund. The Budget for 2009 will be presented at the HOA Annual Meeting as approved by the Board.

A motion was made, moved and passed to approve the 2009 Budget as submitted.
A motion was made, moved and passed to transfer \$10,000 into the Capital Fund from O & M account. Marsha will be asking for an increase to \$212 a month effective January and will have her contract for the February meeting.

SNOW REMOVAL:

Lee wants to have the snow set back off the roads far enough to leave the full width of the roads visible so that when there is more snow it doesn't narrow the roadway when plowed. It was agreed that regardless of the snow amount all the roads are to be plowed each time since all residents are paying the same amount for the service.

Lee reported, for those who were unaware, that he was unable to get a quote from Bonds Construction for snow removal and that M. Leeder is the only one who will plow snow for THAI.
A retainer of \$4500 was agreed upon with Leeder to purchase a sander to use on the subdivision roads and elsewhere that they plow.

ARCHITECTURAL REVIEW COMMITTEE:

Jean Park reported that a house on Whispering Pines has a trailer and play equipment in the front yard that is becoming unattractive. Hal did get the owner to move the trailer; however the play equipment is not prohibited in the Covenants. Hal will speak with the renters to see if they can remove it.

ANNUAL MEETING:

The meeting will be held at the Church again on January 13, 2009, 7:00 PM. Marsha will call to make arrangements.

SLATE OF OFFICERS: (There are about 4 meetings a year - held quarterly)

Hal Felty
Lee Bradley
Jim Peters
Mike Jones
Nick Cofman
Malaika Mestas

ACCOUNTS PAYABLE:

A motion was made, moved and passed to approve the payables submitted.
There being no further business the meeting adjourned at 11:00 AM.

_____, Secretary