

TIMBERLINE HOA, INC.
ANNUAL MEETING - February 10, 2011

The Board of Directors of the Timberline HOA, Inc. held their Annual meeting on February 10, 2011 at 6:00 AM, at the Prudential Realty Office, Durango, Colorado. Board members present were:

Katie Sturm - President
Hal Felty – Vice President
Diane Calfas - Secretary
Nic Cofman - Treasurer
Ron Cornelius - Director

Also attending the meeting was: Malaika Mestas- Chairman of ARC; Marsha Moreland - Executive Secretary was unable to attend due to illness. 19 Lot Owners were present and 5 Proxies received. The meeting was called to order at 6:00 PM by Katie Sturm, President. Notice of the meeting, Minutes of last year's Annual meeting, the Budget, and a Proxy was mailed out to all the property owners prior to the meeting. Katie Sturm introduced herself and the fellow Board members to those in attendance and thanked them for coming to the meeting.

MINUTES:

A motion was made, moved and passed to approve the minutes of February 11, 2010, last year's Annual meeting.

PRESIDENT'S REPORT

Katie gave a summary of the Boards activities for the past year. These included dealing with covenant violations by tenants at 411 Timberline Drive, investigating bear proof trash containers or other measures to protect bears and people from each other, dealing with snow plowing issues, and neighborhood maintenance chores such as wood chipping and crack sealing the roads.

Katie also reported on mail thefts in the neighborhood. Katie stated that the Board had looked into a locking group mailbox system for the neighborhood, but that homeowners did not like that idea. The group discussed guidelines for landlords who are renting their homes in the area, and recommended that they do background checks on potential tenants and provide tenants with a copy of the Association's covenants.

Hal Felty, Vice President, reviewed last year's budget for those present. The Association was \$9500 over budget, primarily due to snow removal cost exceeding our plan because last year was a heavy snow year. It is hard to predict what those costs will be until the season is in full swing. He discussed that the 2011 budget is essentially the same as last years. The homeowners requested that the Board do a review of the capital account and present a plan for its use at next years meeting.

Katie Sturm presented the slate of nominated board members for 2011. Susan Klinefelter expressed concerns regarding Ron Cornelius' interaction with her self and other neighbors. She made a motion that Ron be removed from the Board because his actions were not what the homeowners felt were representative of our neighborhood. Marilyn Brown made a motion that the members present vote on each Board member separately. That motion was seconded and passed.

Malaika Mestas, Chairman of the ARC, pointed out to those present that the ARC added a policy that states swing sets are not considered permanent structures. The following was the policy as stated from the Minutes of the July 29, 2010 meeting:

"Play equipment, swing sets, basketball hoops, trampolines, etc. are considered `temporary' in nature. The ARC does not require approval on temporary structures. The ARC reserves the right to rule on a case by case basis. The County considers anything on a concrete footing as permanent."

Bruce Moss was nominated for the Board by the homeowners. Katie Sturm, Hal Felty, Malaika Mestas, Nic Cofman, Diane Calfas, and Bruce Moss were elected by affirmation of those present. Ron Cornelius was not elected to the Board.

Craig Goodall gave a presentation on fire mitigation for the neighborhood.

The meeting was adjourned at 10:00 PM.

Diane Calfas, Secretary