

**TIMBERLINE HOA, INC.**  
**ANNUAL MEETING - February 11, 2010**

The Board of Directors of the Timberline HOA, Inc. held their Annual meeting on February 11, 2010 at 6:00 PM, at the Seventh Day Adventist Church on Florida Road, Durango, Colorado. Board members present were:

Hal Felty - President  
Katie Sturm  
Diane Calfas  
Ron Cornelius

Also attending the meeting was: Malaika Mestas- Chairman of ARC; Marsha Moreland - Executive Secretary and 23 Lots represented. 13 of the 23 were Proxies. The meeting was called to order at 6:00 PM by Hal Felty the 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. Hal Felty introduced himself 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 January 27, 2010 and the last year's Annual meeting - January 22, 2009 as submitted.

**PRESIDENT'S REPORT:**

Hal Felty explained that 2009 was a quiet year with only a few violations that were handled quickly. Sweeping of the roads, stripping and crack filling was completed last summer. Mowing of the weeds and spraying was completed by Hilton Schroeder last Spring and Fall. The sand barrels that were discussed at last year's annual meeting were removed. The fire hydrants were dug out and will be done each year as needed.

Snow plowing was being done on a timely basis and there has certainly been a lot of snow to plow this winter. The snow removal budget will be a big item for 2009-2010. The Board is pleased with Leeder Construction and the snow removal this year as in the past.

Chipping of tree limbs was completed and the chips are available for landscaping or erosion control if any property owners would like to come and get a supply of them. They are dumped at the top of Timberline Dr.

**FINANCIAL REPORT:**

Jim Peters, Treasurer, is stepping down with Nic Cofman as his replacement as Treasurer. The Financial report was given by Hal in the absence of Nic at this meeting. The Budget was mailed out to all the property owners prior to the meeting. Hal did go over the Budget briefly and asked for comment. He explained the reserve is continuing to build for future road maintenance/improvements. It currently is at \$91,000. It was suggested that a budget be made for the reserve and an amount to top off at. The amount was projected to be 20 years on road replacement. The cracks were filled as well last fall. It was suggested that the HOA contract someone to come out and do a survey of the roads and when areas should be replaced/repared. The last major repairs were done in 2002. At that time, the cost estimate was projected over an estimated time to repair again by Jim Peters with a 3% increase factored in.

The mower the Association purchased is stored at Hilton Schroeder's house and is to be used for mowing areas in the Association as determined by the Board. Since Hilton does the mowing the Board felt it was a good idea to store the mower at his house. If that changes then the location for storage would like wise change. Hilton has done a great job for the Association over the years.

Hal stated that the Association does pay taxes on the amount of interest earned each year on the reserve balance. That amount changes with each year.

**ARCHITECTURAL REVIEW COMMITTEE:**

Malaika Mestas, Chairman of the ARC, reported that there were 10 requests placed before the Committee. Those requests ranged from decks, landscaping, dog enclosures and painting. The rules on dog enclosures will be posted on the web site. Malaika Mestas is to remain the Chairman on the Committee along with

Marilyn Brown, Leslie Duran, and David Wracher as Committee members.

**NEW BUSINESS:**

1. There is a trailer parked at the beginning of the subdivision that one homeowner pointed out does not look attractive sitting there. There were concerns that someone had just parked it there for convenience. The trailer apparently belongs to a resident and had difficulty pulling it up the hill and was waiting for better weather and non icy roads.

2. The snow banks are too high for good visibility at the entrance and present a safety concern. Hall will try to get them knocked down a bit.

3. Barking Dogs. The preference to handling complaints is to have a good 'neighbor to neighbor' relationship and understanding. That approach does take care of most of the problems, however, if the Board receives a complaint it will generate a letter to the homeowner in violation.

There is still a real problem with dog droppings when people walk their dogs. It was pointed out that dogs on the loose need to be reported to Animal Control. Every subdivision in the County is having similar problems with dogs running loose. Invisible fences just do not work when they are covered by snow and with the amounts of snow this winter; other fences are becoming too short. Homeowners just need to do the best they can under the circumstances.

4. There are complaints of trash cans sitting out all the time. A warning letter will be sent out to the homeowners that fines will be imposed if not adhering to the rules of bringing in your trash cans. The bears will soon be coming out again rummaging thru trash for food.

5. Bear Proof Containers - It was asked if the reserve funds could be used to buy new bear proof trash cans for everyone in the subdivision. Those present felt the cost of the containers and then the cost to have them emptied would be cost prohibitive. Hall explained the trash service is contracted by the individual homeowner and has nothing to do with the Association. There a couple of incidents a year where bears have been shot due to property owners leaving the trash out or having bird feeders accessible to wildlife other than birds.

The Board will get the costs involved to upgrade to bear proof containers throughout the subdivision and will provide the information to the homeowners in a newsletter. There also followed a discussion on imposing fines on individual homeowners who do not comply with the bear proof containers. It may be a fine by La Plata County.

6. It was reported that a mountain lion has been spotted in the subdivision. A notice will go out to the residents on the sighting.

**BOARD OF DIRECTORS:**

A motion was made, moved and passed to appoint Katie Sturm as President, Hal Felty as Vice President, Diane Calfas as Secretary, Nic Cofman as Treasurer and Ron Cornelius and Mike Jones as members at large.

Hal Felty was complemented and thanked on the great job as President he had done over the years. Those who were in attendance were thanked for coming to the meeting and there being no further business, the meeting was adjourned at 7:03 PM.

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Secretary