

TIMBERS ESTATES HOA ANNUAL MEETING 2021

Annual Meeting Minutes - September 29, 2021 6:30pm
Location: Jeff and Holly Brekke residence

ATTENDEES IN-PERSON:

Jeff Brekke
Lilly Croke
Mike & Karen Crosbie
Gary Elliott
Linda & Bob Gress
Sam & Shann Hillin
Bob & Cindy Latham
Darren & Marni Reinstein
Jose Rodriguez
Lynne Schwartz
Holly Shaw
Ben & Amanda Venuto
Eric Westerhausen
Rich Wyatt

ATTENDEES VIA-ZOOM:

Cecelia & Glenn Curtis
Rob & Carrie Ginieczki
Troy & Shelly Grice
Dave & Sara Hingtgen
Rocio Rodriguez
Kurt Schwartz
Ric Shaw
MaryAnn & Mike Thaxton
Stacie Westerhausen

ATTENDEES VIA-PROXY:

Dave & Peggy Arnold/Dave & Eileen Hartvigsen (1 vote)
Rob & Carrie Ginieczki – Proxy to Board (1 vote)
Neil & Debbie Kaufman – Proxy to Board (1 vote)
Paul Koenigsberg & Andrew York – Proxy to Board (1 vote)
Troy & Mylene Peden - Proxy to Jeff Brekke (1 vote)

NOT IN ATTENDANCE:

Kevin & Kim Greer
Brian & Annie Jensen
Wayne & Lori Kurth
Gregory & Jeana Noble

ORDER OF BUSINESS:

- Call to order & opening statements – Jeff Brekke. A call to order and opening statements welcoming all to the meeting were made by Jeff Brekke. Jeff described the meeting’s parliamentary procedure and meeting decorum expectations.
- New member welcome – Mike Crosbie. Welcoming comments to new members were offered by Mike Crosbie on behalf of the Board of Directors and Members of the Timbers Homeowners Association.
- Roll call to confirm quorum – Eric Westerhausen.
 - Roll call was made by Eric Westerhausen and confirmed that a quorum was present.
 - Motion was made by Mike Crosbie to convene the meeting and seconded by Jeff Brekke. The motion to convene was passed by voice vote.
 - Motion was made by Jeff Brekke and seconded by Lynne Schwartzau to approve the minutes of 2020 Timbers Annual Homeowners Association Meeting and called for discussion. The motion was called for a hand vote which passed by majority.
 - Motion was made by Cindy Latham to ratify the board’s vote establishing the Timber’s Wildfire Committee as a Timbers HOA Committee. The motion was seconded and called for discussion. Cindy Latham stated that the Timber’s Wildfire Committee was created by the Board in early 2021 and that the general membership now needed to procedurally vote to ratify the Board vote establishing the committee. The motion was called for a hand vote which passed by majority.

PRESENTATION OF REPORTS & 2021

- Timbers Estates Wildfire Committee Update – Cindy Latham.
- Timbers Estates Website Update – Cindy Latham
 - A residents-only section was created this year. Most members have access and for any that don’t please let Cindy know. The residents-only section contains information for:
 - New residents information
 - Wildlife information
 - Wildfire Alerts information
 - Emergency phone numbers
 - Metro District Board meeting minutes
 - Other important information

- Timbers Estates Metro District Board Update – Kurt Schwartau
- Design & Review Board Update – Karen Crosbie
- Treasurer’s Report & Approval of 2022 Budget – Lynne Schwartau
 - the Balance Sheet, Profit and Loss, and the 2022 Budget were reviewed. Budgeted dues remain at \$100 per year for 2022.
 - Jeff Brekke requested a motion to approve the 2022 budget which was made by Cindy Latham and seconded by Jeff Brekke. Cindy Latham clarified her motion to include approving the treasurer’s report, financial information and the 2022 budget as proposed. The motion passed by majority hand vote.
- HOA Governance Committee Highlights – Mike Crosbie
 - The Timbers Estates HOA Board has undertaken to simplify and update our covenants to comply with current Colorado requirements. In doing so, we created a review process including the declarations, bylaws and articles of incorporation which had not been revised since 2005.
 - Legal counsel specializing in HOA law was retained and reviewed our documents. They recommended changes to bring our governing documents into compliance with current Colorado law. Central goals are to maintain the identity of the Timbers, maintain property values, and to ensure the governing documents are consistent with one another.
 - The changes to our covenants will not be valid until a vote has been taken and the majority of the community has approved them.
- New Business
 - Election of 2022 HOA Board Members
 - Jeff Brekke motioned for a vote to accept Cindy Latham, Lynne Schwartau, and Eric Westerhausen as board directors each having a two year term. The motion was seconded by Mike Crosbie and the motion passed by majority hand vote. Jeff Brekke welcomed the newly elected board members.
- Questions and Discussion
 - Hobbs Peak and the Denver Park fire mitigation
 - Halloween trick or treating
 - Governing document revision procedures
 - Legal expense budget
 - Board member requirements and homes owned by trusts
 - Home refinancing with additional owners

- Adjournment of the Meeting

Respectfully submitted by Eric Westerhausen, Director, Secretary