

TIMBER TOWNHOMES

214 S 10th Street • Gunnison, CO • 81230

Timber Townhomes Annual HOA Meeting

9.28.21 | 6:30 pm | *Meeting called to order by* Lindsay Miller, HOA President

In Attendance

Lindsay Miller, Deb Hefftner, Taylor Hefftner, Heather Peterson, Paula Lee

Call Meeting to Order

6:35 pm

Review Member List

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| • Unit A, Russell Marks | • Unit E, Emily and Taylor Hefftner (under contract) |
| • Unit B, Lindsay and Brandon Miller | • Unit F, Tayler McCreary (under contract) |
| • Unit C, Deb Hefftner | • Unit G, Paula and Chris Lee |
| • Unit D, Heather Peterson | • Unit H, Stevan Beer |

Review 2020 Expenses

Lindsay went over our current 2021 budget and each line item. We will be coming in under budget this year. Snowplow and Lawn Care both considerably under budget. Carrying over approximately \$7,500. See attached Budgets.

Review Proposed 2022 Budget

Lindsay presented proposed 2022 budget. Deb and Paula brought up that the budget should include Management Fee to support HOA president time and management duties. VOTED ON: 3 months HOA dues (current rate \$240) for HOA President term as line item, Management Fees. This amount will increase/decrease with our HOA dues rate. All in favor of 2022 Budget approval with addition to management fee. 5 vote yes. Add to 2022 budget.

Discuss Sign

-Get Update from Taylor on sign discussed at 2020 meeting.

- Taylor H. willing to do it at cost. Tayler McCreary (new owner Unit F) will be put in charge of sign. Not a priority at this time. This item will be put on hold until next summer.
- Taylor H. mention we should talk to Tayler McCreary's brother about rejects and mistake playground equipment at ID Sculpture. Possibility to purchase and install playground fixture on the South side of Communal Space. To be discussed next summer.

Discuss Dumpster Enclosure/Recycling

-At our 2020 meeting we discussed an enclosure surrounding the dumpster and to allow for 6-7 shelves to store recycling bins.

- Lindsay brought up that she will work on getting this started before the snow falls. We have a \$500 budget – Lindsay to talk to Justin (Unit C) and if he can do it. Taylor H. will talk him through it and let him borrow equipment. Justin agreed to build frame, he will contact Taylor H. to set up.

Discuss Small Gardening Shed

- Lindsay brought up that we need a place to store extra lawn equipment/small communal storage that Landscaper has access to without having to track down Lindsay all summer. This shed would be used to store extra hoses, sprinkler parts, tools, lawn mower, weed eater, etc. Group voted in favor of Shed to store lawn equipment, \$500 budget. Lindsay to purchase immediately.

Discuss Contracted Snow Removal and Lawn Care for 2022

- Snowplow
 - We used Taylor Hefftner and Colby Breckenridge in previous years. Lindsay needs to get suggestions from Taylor to contract out this winter season snowplow.
- Sidewalk Snow Removal
 - Previous years we have paid \$30/ shovel for light snow. \$60 for heavier snows. We will be responsible for our own sidewalks for the time being. If necessary, Lindsay will contract out to older kids residing at Timber Townhomes. Nora, Zane, Alexa
- Lawn Care
 - Lindsay discussed the difficulties of communication with our current landscaper. He seemed overbooked. We discussed we will not be renewing a contract with Brian Ford for next summer. Justin (Unit C) will be contracted for fall clean up and next spring/summer 2022 lawn care.

HOA President Nominations (One Year Term)

-Nominations (will need official vote following meeting)

- **President:** Lindsay will remain president for one more term, through 2022
- **Vice President:** Taylor Hefftner nominated Tayler McCreary. He will talk Tayler about this before we do a vote. Vote will be emailed by end of year.

Adjourn Meeting

7:30 pm