

Timbrshor Board Of Directors Meeting

August 14, 2017

Via Conference Call

I. Call To Order

- Tom Cox opened the meeting at 6:30 pm (MST).
- Board members attending:
 - Tom Cox, Jim Cole, Dan McCarthy, Blake Johnson, Doug Rotondi
- Guests attending;
 - Rob Erickson (Legal), Nick Fucci (Engineering)

II. Approval Of Minutes

- Doug Rotondi motion, Blake Johnson seconded, and on a vote of 4-0 with one abstention the minutes from the June 17, 2016 meeting were approved as revised.

III. Partial Pay Request

- Reviewed letter issued to the Association on August 2, 2017 from Hafferman Engineering, Inc. (HEI) with an Approved Partial Pay Request from Thompson Contracting, Inc (TCI) from their work building the waste water system earlier this year. It was noted that this Partial Pay Request was handled by HEI and issued in accordance with the contract.
- HEI, as per the contract for waste water system construction, managed the review process and ensured the request met the agreed upon contract terms before issuing its approval.
- Dan inquired in regards to the overall state of our work towards finalizing the total cost amounts (not just the partial amount) and whether or not any progress was made in engaging in final negotiations with TCI. As a Board, an extensive discussion was held with Nick reviewing the documented differences, relayed contractor expectations, and provide an overall status update on the project.
- Following discussion, Jim Cole motion that the Association accept and approve the partial pay request as issued on August 2, 2017 by HEI, Doug seconded, and thus it was approved on a vote of 5-0. As noted in the letter, the approved amount to be paid to TCI is \$359,218.14
- Discussion then turned to finalizing a time by which the payment should be issued in accordance with the contract. It was determined that the approved partial payment should be made on August 27, 2017.

IV. Final Pay Request

- Jim Cole inquired of Nick and Rob as to how to move the discussions ahead with TCI given the repeated attempts by both the Association and HEI to engage TCI in such discussions.
- Nick suggested that while there is no way to force to process forward, now that the decision was made to issue a partial payment based upon the approval letter, perhaps we will now get a response.
- All agreed that going forward, we will await TCI to take the next step in initiating/responding to begin the final pay request process.

V. Building Moratorium

- Remaining steps towards the ultimate lifting of the building moratorium include finishing HEI's review of the O&M materials, confirmation of the "as built" drawings be completed, and preparation of a certification letter to County officials.
- It is expected that these documents will be provided to the County with HEI's letter of certification that the system was installed and made operational in accordance with the design. Upon review and confirmation, the County will then accept such documents.
- At that time, HEI will initiate the request for the lifting of the building moratorium.

VI. Open Topics

- Jim noted that a little more than half of the User Agreements have been completed and notarized. Jim will provide a complete list to the Board of those whose User Agreement is still pending.
- In accordance with State law, a filing will be made to disclose the financial status of the Water Sewer District (WSD). This report will be compiled and mailed by Doug Rotondi.
- The following North End waste water system Issues were reported over the weekend (odor, positioning of power and vent, and fire accessibility). Nick has begun to engage on a resolution for each of these, something which is in motion at this time.
- Remaining punch list items include completion of Drain Field E soil cap, investigation and adjustments to the overall community-wide system will be done to ensure winter usage.

VII. Meeting Adjournment

- Jim noted that the next meeting will take place around Mid-September at which time an annual budget could be finalized, new officer positions installed, and hopefully the project to install the waste water system is completed.
- Doug Rotondi moved, Blake Johnson seconded, and the meeting was closed by acclamation.