

June 2019 Meeting Notes - Ekho/Timberline Pond

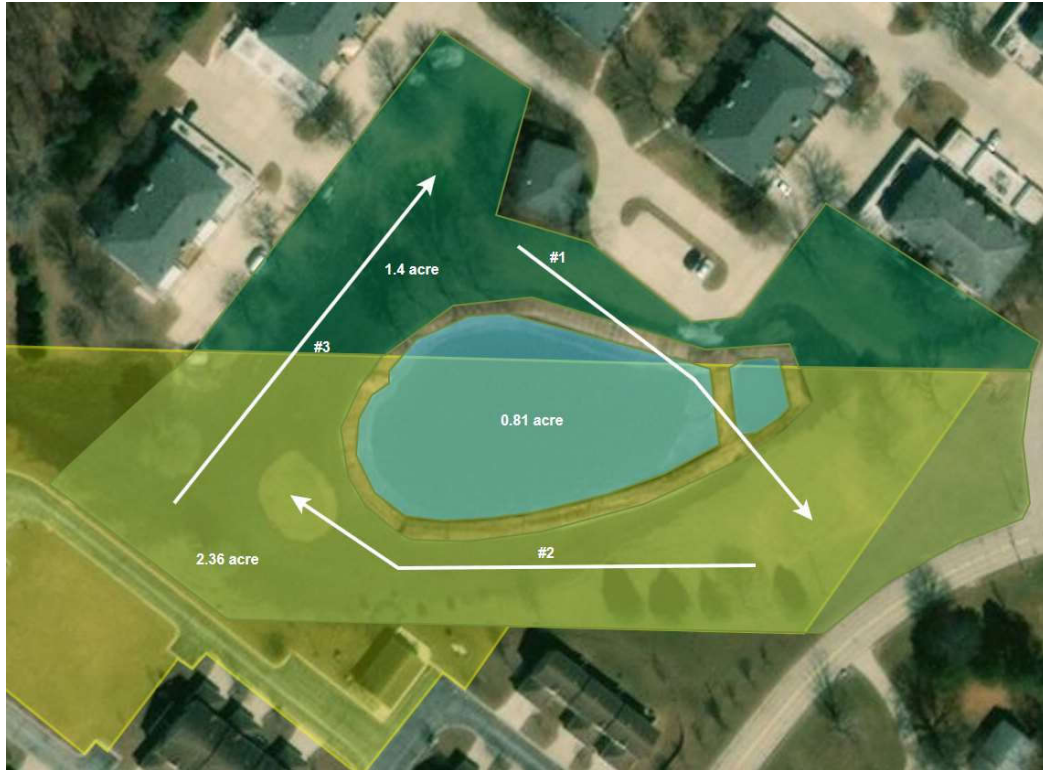
Tuesday, June 18, 2019 5:30 PM

Land Ownership

The shared golf course/grassy area surrounding the pond, is generally considered to be bounded by:

- 4th Street on the east
- a line connecting skyline to Katie on the west western bound
- and a cutoff along the trees/clubhouse on the south, eventually following Cassie

Some of the land (in the bump out on the east) is city right-of-way, representing the path 4th street used to take in the 1980's before the bend it currently makes to Hoff.



<http://www.arcgis.com/home/webmap/viewer.html?webmap=7bf5713cdc8f491f86bdc9ad671b7d22>

	Grass	Water	Shoreline	Features
EKHO	2.36 acres	0.75 acre	600 ft	#1 green, #2 hole, #3 tee
Timberline	1.4 acres	0.1 acre	300 ft	#1 tee, #3 green

Cost sharing

The cost sharing is considerably different from the ownership. We currently share costs based on a maintenance agreement Dick Klingaman made with Timberline before the Ekho Ridge HOA was formed. As all members of both HOAs have use of this space, it divides the cost by # of units (currently 51/132), so Ekho pays 39%.

This agreement is not recorded, and was never signed by EKHO Ridge Homeowners Corp. Its legal basis is fairly weak considering it was not recorded to run with the title and the ownership has almost entirely changed since it was drafted. EKHO Ridge Homeowners Corp purchased our side along with the vacant lots in 2016-7-27 on a 75+% approval from owners, and the land-lease for the Timberline has changed ownership as well. It is thus unlikely to be enforceable in any particulars. But we have, to date, nonetheless largely continued in its spirit, including during major projects like the 2017 pond dredging.