

# Colorado's Timber Ridge Homeowners Association

## Board Meeting

January 20, 2020

Board Members Present: Bob Turner, Gary Heath, Tony Kaufman, Jim Smith, Kristine Rubish

Property Owners Present: Dave & Kriss Campbell, Susan Yalom, Brian Barrett, Christine Kaufman, Mike & Sarah Daughety, Barbara & Wayne Kennedy, Linda & James Rigney, Richard Sweet, Kris Mashue, Kim Kron, Gale Weber, Vicki McBride, Arleen Sommer

**I. Establish A Quorum:** A quorum was established.

### **II. Call To Order**

The meeting was called to order at 5:30 p.m. in the CTRHOA Clubhouse.

### **III. Approval of minutes from last meeting**

December minutes were approved by email vote of the Board.

### **IV. Open Forum**

a) Linda Rigney read a statement debating how the budget ratification process was handled and a discussion ensued.

b) Barbara Kennedy discussed the importance of consulting the HOA attorneys regarding proper voting procedures.

### **V. Old Business**

- a) There was a discussion regarding Short Term Rentals. Bob Turner suggested changing the STR amendment from a 2-year time limit, to a 4-year time limit, the motion was seconded. The Board voted and the motion passed.
- b) Barbara Kennedy informed the Board that the Fire Mitigation and Forest Health minutes were incorrect for November. The minutes have been amended. Barbara wanted clarification on the appointments of all the new board members, and the new IRC members. Barbara debated the disclosure and discussion of the changes that were made to the Architectural Guidelines, dated on 12/5/19.
- c) Dave Campbell wanted clarification on the IRC voting procedures with regards to the new Architectural Guidelines. There was a discussion of the

Jones' lawsuit, and how the new guidelines will affect the outcome of the lawsuit.

- d) Bob Turner discussed the new clubhouse entry system that will be ordered soon. An email will be sent out explaining the new system. Please be advised that the active codes in use now, will not be valid after the new system is installed.

## **VI. New Business**

- a) No new business

## **VII. Committee Reports**

- a) Improvement Review Committee- nothing to report

b) Covenant Compliance Committee – Dwight Peters report stated that all previous months requests to correct violations had all been corrected.

- A hearing was held by the Board concerning 3 fines, for a loose dog. The Board allowed a probation period to occur, pending no more violations.
- A warning was issued to a carpenter, who was working at a construction site regarding his loose dog.
- The sewage pump plant has a patch to an outside wall, the patch is shiny.
- There are 6 new violations in the community, which will be addressed soon.

2 homes with trailers out front

2 homes with trash cans left on the street for over a week

1 home with a canoe hung against the house

1 home with old building material leaning against the house

c) Fire Mitigation and Forest Health – Barbara Kennedy provided the Board with the “National Firewise USA Program Certificate of Recognition.” If any homeowner needs a copy to provide to their insurance company for a discount, please contact the Board.

d) Finance Committee – Treasurer Tony Kaufman presented financials for the YTD ending December 31, 2019. He discussed the collective amounts in both the operating and the reserve accounts. He also stated that he was getting ready to do the preliminary year-end report.

Brian Barrett had questions regarding the Hospitality and Community donations, and how they would be handled in the financial reports.

e) Hospitality & Community – Arleen Sommer read a report from Elizabeth Mattson regarding the highlights of the hospitality community.

- February 8<sup>th</sup> - The Simply Social will be at 5:30 PM at the Clubhouse. BYOB and a snack to share.
- February 9<sup>th</sup> - Timber Ridge 101, Valentine Cookie Decorating, 4:00 - 6:00 PM at the Clubhouse. RSVP to <mailto:timberridgeps@gmail.com> by 2/1 Event is \$15 per person, each additional family member is \$5 per person  
Suitable for children 6+ years old with an adult or parent.
- February 17<sup>th</sup> – Metro Board and HOA meeting
- February 22<sup>nd</sup> – Book Club Meeting 10:00 AM at the Clubhouse, The book title for February is “Little Princes” by Conor Grennan
- February 24<sup>th</sup> - Men’s Breakfast 8 AM at Dorothy’s
  - Ladies’ Lunch, 12 PM at Mee’s - Just Show Up!
- February 29<sup>th</sup> - Snowshoeing with the Milfords
  - 9:30 AM, meet at the Clubhouse
  - Location and other details TBD
- February 29<sup>th</sup> – Trivia/Pizza Night at the Clubhouse  
Time TBD

Huge thank you to all the people who helped support the Hospitality Committee financially. Please remember to check out the Timber Ridge Facebook page and also look for event information at the mailbox cluster every month.

f) CC&R Revision Committee – nothing to report

### **VIII. Adjournment:**

Bob Turner adjourned the meeting at 6:33 p.m.

Next meeting will be held February 17<sup>th</sup> following the Metro District, which begins at 5 PM at the CTRHOA Clubhouse.