

# Colorado's Timber Ridge Homeowners Association

## Board Meeting

February 17, 2020

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

Property Owners Present: Dave & Kriss Campbell, Brian Barrett, Linda & James  
Rigney, Gale Weber, Arleen Sommer, Alice & Steve Gradwell, Len & Vicki Liszewski,  
Meryl Torres, Shannon Riley, Dwight Peters

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

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

The meeting was called to order at 5:32 p.m. in the CTRHOA Clubhouse.

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

January minutes were approved by email vote of the Board.

### **IV. Open Forum**

a) Alice Gradwell volunteered to chair the Trail Committee. There was a discussion regarding the costs involved for capital improvements, and maintenance of the trails. A motion was made to approve the Trail Committee; the motion was seconded, and unanimously approved.

### **V. Old Business**

- a) There was a discussion regarding the Short Term Rental amendment, should the amendment stand-alone or be included in the CC&R revision. The issue was tabled until the CC&R's are revised.
- b) Update on the new entry system for the Timber Ridge clubhouse. The system has been ordered, and will be installed in a week or two. Access to the Clubhouse, will be based on the secret four-digit pin number you send via email to Bob Turner.
- c) Update on the pump station odor issue. The odor control equipment has been approved. The new equipment will be ordered, and installed this summer.

## **VI. New Business**

- a) Amendment to the By-Laws regarding our community wide communication. The amendment proposes that emailing/electronic notification will be more cost effective than regular mail. A motion to amend the By-Laws was seconded, and approved unanimously.
- b) The board discussed purchasing Wi-Fi/Internet service for the Timber Ridge Clubhouse. A motion was made to look into getting Wi-Fi. The motion was seconded, and the board approved i

## **VII. Committee Reports**

- a) Improvement Review Committee- one new permit was issued for home siding that was under warranty at 205 Shooting Star.
- b) Covenant Compliance Committee – Dwight Peters stated that there was nothing new to report.
- c) Fire Mitigation and Forest Health – Barbara Kennedy, nothing new to report
- d) Finance Committee – Treasurer Tony Kaufman presented financials for the YTD ending January 31, 2019. He discussed the collective amounts in both the operating and the reserve accounts.
- e) Hospitality & Community – Arleen Sommer read a report from Elizabeth Mattson regarding the highlights of the hospitality community for February and March.
- f) CC&R Revision Committee – nothing to report

## **VIII. Adjournment:**

Bob Turner adjourned the meeting at 6:22 p.m.

Next meeting will be held March 16<sup>th</sup> following the Metro District, which begins at 5 PM at the CTRHOA Clubhouse.