

# Colorado's Timber Ridge Homeowners Association

## Annual Homeowner's Meeting

August 1, 2020

Board Members Present: Bob Turner, Gary Heath, Kathy McKimmy, Kristine Rubish (Jim Smith was present on Zoom)

### **I. Establish A Quorum:**

A quorum was established.

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

The meeting was called to order at 3:07 p.m.

### **III. Approval of Minutes**

The 2019 HOA Annual Minutes; Bob Turner motioned, Kathy McKimmy seconded; the minutes were approved by a unanimous vote of the Board.

**IV. Acclamation Vote** – There was an acclamation vote for Jim Smith and Kristine Rubish; they both have a two-year term on the HOA Board.

**V. President's Recap** - Bob Turner summarized his year as the HOA President. He reviewed all the important HOA activities that happened in the preceding year.

### **Looking Back**

- **Lawsuits** – There are no lawsuits in Timber Ridge, and nothing on the horizon, hopefully forever. All were settled this year. For the sake of transparency, Gary Heath proposed, and the Board passed an amendment to the policies, to notify the community before any lawsuits are initiated.

- **Pump Station** – The City of Pagosa Springs has installed a new system, and as of this writing, I am hearing no complaints about odor. There has been one report of a vent smell, and the city is putting a scrubber on it. Thanks to Fred Jay for interfacing with the City and nursing this through for Timber Ridge.
- **CC&R Revision Committee** - has turned in their revised CC&Rs. We now need to see what changes need to be made, and then get it to the community for approval, watch your email. Thanks to Kathy McKimmy and her committee for getting this done in short order. This has been on the Board agenda for years.
- **STR** - The Short Term Rental group has turned in a proposed amendment to the CC&Rs and we are in discussion to let it stand alone for a vote or include it in the overall CC&Rs revision. The basic compromise in their proposal is that all STRs in Timber Ridge would end 4 years after the amendment is approved. We presently have 4 STRs in CTR.
- **Resignations** - In October we had mass resignations in the IRC and the board. It was extremely gratifying to see the community step up to fill the positions by the next month. I really want to thank the new board members of Tony Kaufman, Jim Smith and Kristine Rubish for filling those vacancies. Unfortunately Tony, due to work, resigned and Kathy McKimmy immediately stepped up and filled the Treasurer position. The new IRC members that stepped up are Greg Saffer, chair, Kris Mashue, Barbara Dickson, Brian Riley and Vicki Liszewski. We have a great IRC, thanks all.
- **Clubhouse** – There is a new entry system in the clubhouse, which will track all who come and go. We now have Internet at the clubhouse as well.
- **Mailbox Crash** – We had a car smash our mailboxes and insurance paid \$17,606, less our \$1000 deductible. We have been reimbursed the \$1000 through the courts.
- **Traffic** – Traffic on our roads is still an issue, and the County is going to do a traffic study along with the Metro District. Once we have hard data, decisions can be made about solutions.
- **Sponsor Bristlecone** – Jim Smith headed up an effort to make Bristlecone a sponsored road for CTR. We will have clean up days

and signage signifying we sponsor the road. A feather in our cap with the County, more to come.

- **Trails** - We had a trail committee formed and chaired by Alice Gradwell. Alice and her committee have done great work on the previously approved 2-mile loop in lower Timber Ridge. Many in our Timber Ridge community have been using the trails.
- **Legal** - The \$210 monthly legal retainer has been eliminated, and we are going to use a local lawyer, Bud Smith, when needed now. There will be a need to use him once he reviews the revised CC&Rs.
- **Fees** - In an effort to make CTR an easier place to build and live in, we have eliminated all of our construction deposit, application and transfer fees.
- **Community & Hospitality** - This group headed by Elizabeth Mattson had us on a rocket ship trajectory of social interactions in CTR. I can't say enough about them; they have brought the community together and made this a social and fun place to live.

## Looking Forward

We have lots of ideas moving forward and we believe they are all positive for Timber Ridge lot owners. We believe our plans will make Timber Ridge the most desirable community in Pagosa, while also helping to raise all of our property values. Some of the items at the top of the list are:

- **Trails** - As you know Colorado Timber Ridge was initially designed as an equestrian community with over 170 acres of common property for the use and enjoyment of all residents. The initial design had trails throughout Timber Ridge. As we get more residents with a younger demographic, and many more horses, the common property is being used much more frequently. To alleviate any problems we are advocating a dedicated trail system, clearly marked with signage, so people will not wander onto private property. We want quiet zones with leashed dogs when the trails come close to homes, basically setting up rules for the trails.

We cannot stop residents from using the common property, but we can guide them, and alleviate any problems with the few houses the trails come close to. We are looking to use a little over one acre out of the 170 acres for the trails, this will be the least intrusive use of the common property for all lot owners, walkers, horse riders, dog walkers, snowshoeing, etc. It will be an amenity that most new and even old owners would want and it will also raise our property values.

Bob Turner made a motion that the upper and lower trails in Timber Ridge be connected. Kathy McKimmy seconded the motion, and the Board passed the motion.

**Reserves** – An HOA cannot have a reserve account without having it dedicated to something; you cannot reserve it for legal fees. The Metro District, per our agreement, takes care of all our maintenance, reconstruction and any new construction including our roads. We really don't have any need for a reserve account; it will just get us in trouble with the IRS and CCIOA. We have over \$78,000 in our checking and reserves account. To solve this problem we are advocating giving \$50,000 to the Metro District with \$25K dedicated to roads and \$25K earmarked for trails. This leaves us \$38K in the bank, which is still too much. We will need some of that for legal review of the revised CC&Rs. We need to look at HOA dues.

Bob Turner made a motion to eliminate the HOA reserve account; dedicating \$25,000 to the Metro District for road repair and dedicating another \$25,000 for the Timber Ridge trail system. Gary Heath seconded the motion and the Board passed the motion.

- **Signs** – When we started looking at what kind of signage we can use in the common areas, the sign policy came into view. The sign policy for homeowner lots is in direct conflict with the CC&Rs. Common property signs are in a different category and controlled by the Board and the IRC.

Bob Turner made a motion to ratify the sign policy. Kathy McKimmy seconded the motion, and the Board passed the motion.

- **Dues** – The only thing the HOA needs money for are our expenses in running the association, like insurance, web maintenance, legal fees, etc. A new budget has not been made for 2021 yet, but just looking at our expenses, I would say our dues should be \$45 to a max of \$55 per year.

### ***Vision***

*We envision a community of neighbors working together in a private, voluntary association to achieve a higher quality of life and increasing property values. We envision a neighborhood that is considered by residents and non-residents alike to be a desirable place in which to live and enjoy the benefits of family, friends and community.*

### ***Mission***

*Our mission is to enhance the quality of life in our neighborhood through the partnership with our Metro District in the management of common areas, enforcement of rules and covenants, support of initiatives that strengthen bonds among residents, and investment in capital improvements that benefit the greater good.*

### ***Values***

*In fulfilling our mission and achieving our vision we value transparency, honesty, fairness, firmness, equity, common sense, participation, respect, cooperation, and neighborliness in all our actions.*

### ***What a Great Place to Live!***

*Your Colorado Timber Ridge Board.*

Bob Turner – President  
Gary Heath – Vice-President  
Kristine Rubish – Secretary  
Kathy McKimmy – Treasurer  
Jim Smith – Director at Large

## **Committee Comments**

*Community and Hospitality* had incredible momentum and participation prior to Covid. Our community was gathering for men's breakfast, ladies lunch, book club, Simply Social, hiking and snowshoeing and 101's. It is our expectation we will resume these activities and add new ones. In the meantime find our private, property owners Facebook page, Timber Ridge Homeowners, Pagosa Springs.

Goals include street captains, welcome packets and a Homeowners Weekend with multi-generational activities wrapped around the annual meeting.

Elizabeth Mattson

### **Fire Mitigation and Forest Health Committee**

Here's a recap of information regarding protecting your home and property from wildfire. The CTRHOA website home page ([www.ctrhoa.org](http://www.ctrhoa.org)) has links to important information regarding a "Go Bag" should an evacuation be necessary, as well as other pertinent information on defensible space, and structural ignitability of your home.

Fire mitigation work that you do on your property should be tallied and sent in to this committee. This information is useful to submit at year-end to the National Firewise Organization, so we can maintain our Firewise USA status. We are one of three communities in all of Archuleta County that have this distinction. It can help with obtaining grants for the HOA or individual homeowner. In fact, some insurance companies assess if a community has this designation when determining coverage and some give discounts to owners in such designated communities. Please do whatever you can to protect your life, your home/property and your neighbors.

**Covenant Compliance Committee** - For the most part this has been a very compliant year. Most (but not all) reports of violations were met with quick resolution and correction by the property owners. The violations count since last year's meeting are:

Thistles not being addressed - 2 Trash cans left out - 2 Building materials/slash piles left for long periods - 3 Excessive noise late at night

*from STR - 1 Trailer visible from street - 5 Repeatedly allowing dog to run loose - 1 owner fined 4 times*

*We also brought to the board a request to create rules to address non-owners parking on Mariposa and walking their dog off the leash and not cleaning up after their dogs. So far there has been no resolution.*

*Besides parked trailers, there are no real areas of concern.*

*I have noticed some old "No Hunting" signs posted on trees from long ago. Since these violate our sign rules, we will start notifying owners soon. This is easy to correct.*

*Thanks Dwight Peters*

***IRC** - Following is a summary of the happenings since the last annual meeting.*

*Construction: New Home Construction Permits Approved: 5 (1 complete; 4 in progress) Detached Garage Permit Approved: 1 (complete)*

*Property Improvement: Property Improvement Applications Approved: 50  
Greg Saffer*

**VI. Special Presentation** - Bob Milford spoke about the maintenance of our roads in the future, and how the Metro District is working on a road study. Bob also discussed the trail system, and how we intend to resolve some of the problems that have arisen from the community using the trails. He fielded questions and explained some misunderstandings.

## **VII. Adjournment**

Bob Turner adjourned the meeting at 4:45 p.m.

**Homeowners In Attendance** ( via Zoom, and in person)

Fred Phillips  
Brian and Shelly Rippy  
Mary and Jack Peck  
Francine and Jack Kasper  
Marsha and Tim Gallagher  
Arlene and Bill Sommer  
Bob and LC Hines  
Mark Espoy  
Sherry Heath  
Bruce and MaryAnn Ellis  
Tonya and Robert Lambert  
Kriss and David Campbell  
Kim and Marcel Kron  
Elizabeth and Gregg Mattson  
Vicki and Mel McBride  
Lynn and Thomas Jones  
Terry and Randy Guyll  
James and Anne Stevens  
Linda and James Rigney  
Frank and Marlene Meiners  
Barbara and Wayne Kennedy  
Lynn and James Starr  
Gale Weber  
Renee Smith  
Jim McKimmy  
Rich Schildt  
David and Lynn Tautfest  
Jared and Sarah Wirth  
Glen and Barbara Beyer  
Alice and Steve Gradwell  
Jody Turner  
Bob Milford  
Shannon and Brian Riley



