

Colorado's Timber Ridge HOA

Meeting Minutes

September 22, 2025

Meeting called to order at 3:30 pm. Attendance: Kim Kron, Debra Sandoval, Adriene Franklin, Barb Beyer (phone). Other attendees were members of the community and the Metro Board.

Minutes approved: August 2 annual meeting, August 18 monthly meeting.

IRC Committee new members approved: Lynn Jones & Jim Smith

Officers' Updates:

- Treasurer (Debra Sandoval): increased insurance expense has put expense \$5K over budget; still only one homeowner has not paid 2025 dues – sent certified letters to all his known addresses.
- Secretary (Debra Sandoval, acting): a new address ctrhoa81147@gmail.com has been set up to replace contactus@ctrhoa.org
- Compliance (Adriene Franklin): application received for Mariposa propane tank; creating a new procedure and form for complaints.
- Clubhouse (Barb Beyer): two reservations each for September and December; creating a new form for reservations, different from that for rentals.
- IRC (Ken Sigget): eleven applications received in August (list attached); Crown Court shed: contractor will apply for the variance.

Old Business:

- Legal Representation (Kim Kron): major concern is reviewing & updating governing documents, in particular those regarding signage, compliance and consolidated lots. Law firm is estimating approximately \$10K-\$13K to do so. Gary Franklin offered to review everything before having a lawyer make changes. Also pending: whether to pay a retainer or pay as we go.
- What to do in the event of a tied vote (Kim Kron): still pending how to resolve
- HOA outsourcing (Debra Sandoval): focusing on accounting firms, who apparently do not answer email inquiries.
- Metro Board proposal to merge Metro and HOA boards (Bob Milford): all property owners must approve this by vote in order to proceed. Before that, we need to find out if out-of-state owners can vote on Metro issues. Bob Milford will get legal advice on this.

New Business:

- Community Communications Strategy (Kim Kron): send out periodic emails “educating” the community on appropriate issues. Do not flood homeowners with too many emails or none will be read.

Meeting adjourned at 4:30 pm.