

Colorado's Timber Ridge HOA

Meeting Minutes

October 20, 2025

Meeting called to order at 3:06 pm. Board members in attendance: Kim Kron, Debra Sandoval, Barb Beyer. Other attendees were members of the community.

Minutes approved: September 22 monthly meeting.

Officers' Updates:

- Treasurer (Debra Sandoval): operating account balance \$2,451, reserve account \$17,559
- Secretary (Debra Sandoval, acting)
 - An email was sent out to the community asking people not to feed bears
 - The HOA and Metro District agreed that each entity send out their own emails.
- Compliance: no report
- Clubhouse (Barb Beyer)
 - Two reservations in December
 - Creating a new form for reservations, different from that for rentals
 - Need to get a list from Bruce Ellis of who has codes to get into the clubhouse.
- IRC: no report. Meeting attendees verified that the propane tank on Mariposa is now covered.

Old Business:

- Governing Document Review/Updates (Kim Kron): Gary Franklin had offered to review everything before hiring a lawyer make changes, but has not provided his results yet. A motion was passed to hire a lawyer to conduct a preliminary review of the governing documents to give an estimate of the time and cost of a full review of and revisions to the documents. Estimated cost of this is about \$2,000. Kim will contact the lawyer.
- Website Update (Kim Kron): will work with Bruce Ellis on this in November.

New Business:

- 2026 Budget (Debra Sandoval): needs to be created for approval at the November meeting. The Board will have work session(s) to discuss around the second week in November.

Pending Business:

- HOA membership in the Colorado Division of Real Estate has expired. Debra will contact them to see if this is required and get other information about this.
- HOA Board transition material: Each director will write up their responsibilities and processes.
- HOA outsourcing accounting (Debra Sandoval): additional cost would be minimal
- Transfer of HOA Assets for Insurance Purposes (Debra Sandoval): pending

Meeting adjourned at 4:33 pm.