

Colorado's Timber Ridge HOA

Meeting Minutes

February 16, 2026

Meeting called to order at 3:00 pm. Board members in attendance: Kim Kron, Barb Beyer (via telephone), Debra Sandoval, and Adriene Franklin. Other attendee was Ken Siggett (IRC Committee).

Minutes approved: January 19 monthly meeting.

Officers' Updates:

- Treasurer (Debra Sandoval): Operating account balance \$14.5K, Reserve account \$17.6K. Approximately 88% of residents have paid their dues, 23 properties have not paid yet.
- Secretary (Debra Sandoval, acting): one resident complimented the recent newsletter.
- Clubhouse (Barb Beyer): Chili Cookoff February 27, and one rental in March.
- Compliance (Adriene Franklin):
 - Cool Pines: excavation without permit; emailed owners that a fine would be forthcoming
 - Kelsey: shed near road, IRC approved (Greg Saffer) CLOSED
 - Crown Court: owners have a plan for the spring RE-CHECK August 2026
 - Bristlecone: equipment outside and visible from the road. Equipment moved. CLOSED
 - Bristlecone: RV visible from road. Owners indicate that they will push RV back as far as possible in the spring. Willing to relocate to an offsite storage area if not acceptable. RE-CHECK June 2026
 - Mariposa: Adriene and Ken met with owner. No further HOA compliance follow-up while under IRC purview.
 - Crown Court: No further HOA compliance follow-up while under IRC purview.
- IRC (Ken Siggett):
 - Sage Circle Improvement driveway columns. Approved by IRC
 - Mariposa: IRC to move forward with out-building construction. Owner indicates that she will move the horse trailer, Conex container and screen the propane tank by June 2026

- Crown Court, Ken and Lynn met with the owner. Owner will apply for a variance for the 'shed'. Owner will submit an improvement request for the next phases for his landscaping plans.
- Adriene made a motion that ANY future variances given by the IRC will be communicated to the HOA. Getting these variances documented in HOA board meeting notes is critical for documentation. Kim seconded the motion. Motion carried.

Old / Ongoing Business:

- Accounting Outsourcing: Debra has contacted an outside firm to do the bookkeeping and tax preparation. They will take over in late May. Meanwhile, Andy Ashlock (CTR resident) will do the 2025 income tax.
- Governing Doc Review & Updates: The lawyer has asked for a copy of the recorded covenants. Kim will need to go to the County Recorder's office to get them before progress can proceed.
- IRC / Board Staffing: Lynn Jones has volunteered to take the lead role on the IRC. Kim Kron made the motion to approve this. Adriene Franklin seconded the motion. The motion was passed unanimously. Lynn will transition into the role in early March.
- IRC Process Improvements: Ken has one form ready for the website and another in process.
- New Website Initiative
 - Adriene showed to the present meeting attendees an example of an HOA website in Monument Colorado. [Here is the link.](#)
 - Working with web developer.
 - Will work her to create a 'kit' logo of sorts
 - Agreed that there would be no payment processing from new website
 - Agreed that there would be no compliance with ADA criteria
 - Will have a 'dummy' website to share at the next board meeting.
- Metro Insurance Coverage for HOA Assets: The board asked Bob Milford for definite verification that Metro would take this under their umbrella. His response was a service plan which included taking over other responsibilities, which is not acceptable to the board.

New Business:

- DORA Membership / Registration / Annual Report: Debra will look into this.

- OCH&H (legal firm) Roster: The board validated that the information is correct. Kim will send to the lawyer.
- Minute-taking process: Everyone will send Debra minutes from their agenda topics. Debra will consolidate them for review and approval.
- Agenda Construction Process: There was brief discussion about the agenda. Topics should be submitted as they surface.

The meeting was adjourned at 4:30.