

# Colorado's Timber Ridge HOA

## Meeting Minutes

June 2, 2026

Meeting called to order at 4:00 pm. Board members in attendance: Kim Kron, Barb Beyer and Debra Sandoval.

Minutes approved: February 16 monthly meeting.

### Officers' Updates:

- Treasurer (Debra Sandoval): Operating account balance \$11K, Reserve account \$17.6K. All residents are paid in full except one, who owes 2025 and 2026 dues.
- Secretary (Debra Sandoval, acting): a resident requested the plat plan of Timber Ridge.
- Clubhouse (Barb Beyer): Debra will take over reservations in July, when Barb is unavailable.

### Old / Ongoing Business:

- Governing Doc Review & Updates:
  - Kim Kron made a motion to approve the Compliance Enforcement Policy document as updated by OCH&H (Orten, Cavanagh, Holmes & Hunt) effective 06/02/2026.
    - Barb Beyer seconded the motion.
    - Debra Sandoval was in agreement.
  - Kim Kron made a motion that as long as changes to the Governing documents were within the scope of the Lawyer's recommendations received on April 13, 2026, those changes are pre-approved by the board and do not require individual votes to publish. They will however be published to the board for feedback before they are published to the website.
    - Barb Beyer seconded the motion
    - Debra Sandoval was in agreement
  - All documents will have a note noting "reviewed" and the date.
  - The goal is to have all revisions done by the end of July.

### New Business:

- 2026-2027 Board Elections: Debra will send out an email to the community seeking candidates.

- Metro District Proposed Service Agreement:
  - Kim has sent the agreement to the lawyer to review.
  - The board will meet with the Metro District board on Thursday, June 4 to discuss.

The meeting was adjourned at 5:00.