

Colorado Timber Ridge HOA Meeting Minutes

Monday August 19,2024

Meeting was called to order at: 4:05

Attendance: Members present Craig, Dave, Debra, Barb (on call-in), Kim (on call-in)

A quorum was established.

General comments from guest. No comments.

1. Review and approval of previous meeting minutes. These were approved via e-mail.

2. Discussed the two STR properties currently in operation. Covenants change approved on March 18th, 2021 states STRs would no longer be allowed in rent the property for less than 30 days in Timber Ridge effective March 18th, 2025

Dave suggested we contact the owners now due to their rental opportunities and can begin phasing out their current rental reservations. Discuss issue with STRs that may continue to after this date. Currently the county has a \$100 per day fine for time when permits have expired. Board will continue this discussion at a later date. Dave will write a draft letter to be reviewed by the board for approval. Once approved will send letter and e-mail to the STR owners as a reminder. In December a certified letter will be sent.

Board approved.

3. Discussion concerning a open fire situation in Timber Ridge. Craig will contact the owners to determine what happened. Our covenants addresses hazards and open fires. Any burning requires a permit from the Pagosa Springs Fire Department. No other action will be taking place. Board approved.

4. Discussion concerning unfenced propane tank on Mariposa Dr. Our covenants requires a fence or landscape on two sides. Dave will call the owners to remind them.

Board approved.

5. Discussion. Concerning website accuracy and financial records posting. Debra will work on this and have it cleaned up by the next meeting. Dave will send updates to Marcy Michael for phone numbers etc.

6. HOA Social date was changed from 9/7 to 9/28. Board approved.

7. Board approved having monthly meetings for the near future as a transition period. Meetings will be held at 4:00 PM on the third Monday of each month. Next meeting will be September 16th

Meeting was adjourned at 4:55 PM