

Colorado's Timber Ridge Homeowners Association

CTR HOA Annual Meeting August 2, 2025

Board Members Present: Craig Price, David Campbell, Barb Beyer, Kim Kron and Debra Sandoval.

I. Quorum - A Quorum was established by Secretary Dave Campbell

Residents in attendance: There were 48 members present for the meeting including board members. A few arrived for the dinner.

Before the meeting Debra was having those entering the clubhouse to verify their email addresses.

The meeting was called to order at 4:09 PM.

- A. Craig called for the approval of the 2024 annual meeting minutes. Kim Kron made a motion to approve and Barb Beyer seconded the motion.
- B. Craig asked those in attendance to move their chairs to the tent after the meeting and asked when leaving if they could please return the chairs to the storage closet. Craig also asked if some would volunteer to help with clean up and removing the garbage after the meeting.
- C. Craig called for an open forum. There were no questions.

Craig indicated there were 11 HOA meetings this year and the board worked together to take care of some issues. Craig stated that he had started a monthly new letter to the community and hoped it was received well. Craig stated the board has been very supportive of the fire mitigation work the metro district was doing and included that information in the news letters.

D. Craig announced that he was resigning from the board so that would leave an opening for someone to complete his term.

E. Committee Reports:

1. Treasurer report: Debra Sandoval presented the financial report and asked if there were any questions.
2. Clubhouse report: Barb Beyer reported there were a large number of rentals this season and had collected \$1000 in rental fees. Barb also asked for those wanting to rent the clubhouse please give her lead time to complete the paper work.
3. Compliance report: Kim Kron reported there were a number of violations this year but most have been taken care of with the exception of 2 which are concerning propane tanks. However, she is working with the home owners to get these resolved.
4. Improvement Review Committee: Ramon Badell provided a review of what IRC is and what they do. He discussed the application process and that most in the past few months are for fire mitigation. He provided the names of the committee members indicating they now two members short as Renee Smith resigned and that he himself was resigning.

F. Old Business:

Board members rotating off the board.

Dave Campbell - rotates off the board as secretary.

Barb Beyer - rotates off the board Clubhouse but is staying on for another term.

Craig Price - resigning from the board with one year remaining on his term.

G. New business:

There is still one open position on the HOA board and if anyone is interested please contact the new board.

H. Metro District:

President Bobby Milford introduced the Metro board and discussed the finances. Bobby has been working with the high-speed internet company and suggest it will be available this fall.

The meeting adjourned at 4:55 PM.

Dinner and music followed.

A special thanks to all that attended and brought food to share.

A very special thanks to all that assisted with the clean up after the event.