

# Colorado Timber Ridge HOA

## Meeting Minutes

Monday, August 18 4:00pm

Call to Order 4:00pm

Roll Call/Quorum: Kim Kron, Debra Sandoval, Ken Sigget, Barb Byer (phone-in)

Approval of minutes of Board Meeting from Aug 2, 2025 - pending

### **OFFICER'S UPDATES**

New board members were announced at the annual meeting on August 2. Roles were determined on August 11 and are as follows:

President: Kim Kron

Vice President: Barb Byer

Treasurer: Debra Sandoval

Secretary: open (acting – Debra Sandoval)

Director (Compliance): Adriene Franklin

**Presidents Administrative Items:** Kim Kron

Change Board meeting dates/times to Mondays at 3:00pm instead of 4:00

What to do in the event of a tie-breaker vote – pending

DORA / CTR Policy – Board Meetings: can have working sessions with no decision-making (informational only); still must be publicized

The agenda – creation, publication, legal requirements: Kim as president will create the agenda. It will be posted on the website and Debra will post a paper notice at the mailboxes.

Board Priorities for 2025 –

- IRC Staffing
- HOA Legal Representation
- HOA Governing Document Updates
- HOA Outsourcing (accounting primarily)
- HOA email strategy / retention
- Website Updates (from previous specs)

Email address standardization – pending technical help

Website Updates – pending technical help

Open Board position – secretary – included in email to community announcing the new board.

Open IRC position – email going out to community with job descriptions with 10-day deadline to apply.

**Treasurer Update:** Debra Sandoval

Insurance – new policy now in effect; coverage cost \$10,984 vs budget of \$6,000

Finances – still under budget despite increased insurance. Cash in the bank is enough to cover insurance

**Secretary Update:** Debra Sandoval

Transition from Dave Campbell - pending

**Compliance Update:** Adriene Franklin

Old issues – 1) propane tank not screened 2) shed built without IRC application

New issues – Adriene is still reviewing documentation and learning her role.

**Clubhouse Update:** Barb Beyer

Reservations – one in October, none in September (except regular meetings)

Supplies, Clubhouse Check after events – If Barb is out of town, she will ask someone else to check – no assigned person. She will put up signs saying “Don’t leave any food.”

Collection of deposits for clubhouse rentals – Barb will start requiring \$150 deposits for reservations. Currently we only require deposits for rentals.

**IRC Update:** Ken Siggett

Permits – about 40 this year. Lots of fire mitigation being done.

Issues

- County is now only accepting electronic plans. Ken created a certificate from the HOA approving the plans that satisfies the county’s requirements.
- Construction standards need to include 1) fencing propane tanks and 2) driveway must match the road.

## **OLD BUSINESS**

HOA Legal Representation: Kim Kron - pending

HOA Outsourcing (accounting primarily): Debra Sandoval - pending

## **NEW BUSINESS**

Garage Sale: 2025 Update, Ongoing: Gale Weber: Successful. Gale will submit expenses for reimbursement.

## **OPEN FORUM**

Bob Milford brought up potentially merging the HOA and Metro District to simplify our community's governance. Primary concerns are problems in getting volunteers for the two boards & committee (HOA & Metro boards, IRC committee), and the possibility that Metro can get better rates on insurance for the clubhouse and equestrian center. One issue is that property owners who are not Colorado residents cannot vote on Metro issues, while they can on HOA issues. It was agreed that this issue would be discussed in a working session(s) separate from either board meeting with representatives from the HOA and Metro at a future time yet to be determined. The legalities of such a merger also need to be investigated.

Dave Campbell brought up an issue with the sewer. Bob Milford said it was a county problem, not Timber Ridge, and that the county had already been notified.

Meeting was adjourned at 5:00pm.