

# Colorado's Timber Ridge Homeowners Association

## CTRHOA Board Meeting November 18th, 2024

Meeting called to order at: 4:00 PM

Attendance:

1. Members present: Craig, Kim, Dave
2. Approved absents: Debra, Barb

Quorum: A quorum was established

### Review and Approval of Previous Minutes

Approved minutes are on the Timber Ridge website.

### Administrative Items:

- Financial Statement Report - Debra will send these in a few days
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- Review: HOA Member Contact Data - executive summary for the website report - as two member weren't present this will be discussed at the next meeting.
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- Review: Website Change Over Report - Metro will pay annual fee. Marcy our current administrator is planning to retire from this duty at the first of the year. Kim Kron has volunteered to take on this responsibility.
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- Review: Firewise Certification Is Renewed - Thomas has completed the report to FireWise for us. A number of residents have provided him with hours and cost for fire mitigation completed on their property.
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- Review: Insurance bids - Debra's findings in email to Craig. - Debra has determined after reviewing with a few other companies the policy we have is the best way to go. We will stay with the current policy.
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- Review: Contact Lawyer: Signage & STR Fine amount - Craig indicated he will send a letter to our attorney asking for wording of covenant change for Signage to meet current Colorado law. He will also ask about an appropriate fine for STR owners that are violating the HOA covenant approved for March 18, 2025.
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- OtherAdministrative items - At our December meeting, we will need to review the HOA budget for next year.

### Compliance Items:

- Review: STR Letters Update Report & Daily Fine Amount Decision & Due Dates - Once we get a recommendation form the attorney concerning the appropriate fine for STR violations, the letters will be sent.
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- Review: Propane Tank Report - tank cover & Fines & Due Dates - Kim will send a violation letter with dates needed to comply and fines that may be applied if not in compliance. Kim to send the letter this week.

#### **Clubhouse/Equestrian Center Report**

- Club House reservation for December 13. Check has been received and door code has been provided.
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#### **IRC Report**

- **No report from Ramon.**
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Next Meeting Date: Dec.16

Meeting Ended at: 5:05 PM