

Colorado's Timber Ridge Homeowners Association

CTR HOA Board Meeting September 16, 2024

Meeting was called to order at 4:00 PM

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

Residents Present. Tim Gallager, Bobby Milford

Quorum - A quorum was established.

General Comments from guest. No Comments

Old Business:

1. Propane tank on Mariposa. Dave talked with the folks on Mariposa concerning the propane tank. They still haven't been able to find anyone to create a fence barrier for their tank. Their contractor would not do the work.
2. IRC site visit on Engleman. A couple of members from the IRC Committee visited the site for a review. They feel everything is proper. Ramon will discuss with the owners at 115 Engleman concerning their issue.
3. Short Term rental discussion concerning fines. Kim will review covenants recommendations. It was decided this would be brought back for discussion at the October meeting.
4. Complaint concerning Equestrian Center. Discussion around what action if any should take place. Board agreed as this was the first time the board has been contacted about a issue, no action would take place at this time. May review again if further complaints are received.

New Business:

A: Compliance report

1. Dog barking complaint on Kelsey. This is a county issue and the complainant should contact the county on this issue.
2. Horse trailer on Kelsey. Kim will contact the owners to let them know they are in violation of the covenants.

3. Require Formal Complaint Form. Kim will put something together for the next meeting.
4. Notification of a Short Term Rental notification. Board received a completed form from the owner on Engleman. Dave will contact the owner to be sure they are aware of the HOA covenant not allowing Short Term rentals less than 30 days.
5. Kim will create a form letter concerning trailers. Including the order in which contacts will be made, Call, Email, Letter addressing fines.

B. IRC report. No report

C. Website: These items will be addressed in more detail at the next meeting.

1. Website needs to be updated due to broken links and some incorrect data ie: committees no longer exist, wrong names for committees and more. Board will address in more detail at the next meeting.
2. Should the Pagosa Fire District Fire Regulations be posted under the Fire and Forrest Health section.
3. Should the Archuleta Dog Nuisance Policy be posted to the website.
4. Does the board need to create job descriptions to better identify the responsibilities of each board member. At this time it seems there is not clear direction.
5. Does the board need coverage responsibilities for when a member is out for a period of time.
6. Which board members are responsible for pushing information to the web master.

D. Finance report:

1. Debra provided the board with the P&L Budget vs Actual report. Dave had asked how much money was given to the Metro board for a new speed limit sign.
2. Board ask if she could create a detail account of spending for each month start in October.

Meeting Adjourned at 5:00 PM

Next meeting will be at 4:00 PM on October 21st.