

## Colorado's Timber Ridge Homeowners Association

Board Meeting October 30, 2023

Board Members Present: Jim Smith, Kathy McKimmy, Lynn Jones, Dave Campbell, Barb Beyer

Homeowners present: Bob Milford, Sherman Wyman, Tara Wyman, Sherry Spears, Roland Mayer

- I. Establish a Quorum
  - ❖ A quorum was established.
- II. Call to Order
  - ❖ Meeting was called to order at 4:30 MST
- III. Open Forum
  - ❖ Sherman Wyman raised concern over winter ice / mix at the mailboxes. What kind of liability do we have over the winter situation at the mailboxes? Who is responsible if someone gets hurt and what is our liability? Proposed improving the amenities in the neighborhood to increase the value of homes and continuing to add amenities that can be enjoyed by the neighborhood. Kathy McKimmy is going to follow up with the insurance company to see who is liable should someone slip on ice or snow at the mailboxes. The Metro board will explore adding additional larger mailboxes for bigger packages.
- IV. General Business
  - ❖ Budget Review update from Kathy McKimmy – HOA is not paying for app folio any longer. You will still be able to pay online with a credit card or ACH. \$75 annual dues will go out January 1, 2024, and be due by February 1, 2024. Proposed going back to title company transfer fees so we know real time who is buying and selling property in Timber Ridge. Motion taken and budget approved by Dave Campbell, Jim Smith, Barbara Byer and Lynn Jones. Email will be sent with the approved 2024 Budget.
  - ❖ Secretary Update – Improve communication, update directory, implement constant contact. Barb raised a question about who is monitoring the clubhouse registration gmail. Lynn Jones is working on cleaning up our email challenges. We would like to reignite the social committee. We will be holding a social committee meeting the first Tuesday of every month from 6 to 8pm at the clubhouse. Our first meeting will be Tuesday November 7<sup>th</sup>.
  - ❖ Dave Campbell proposed getting a speaker so that those who are joining virtually can hear and participate in the meetings better. Dave Campbell is now the point of contact for the improvement committee and looking for volunteers. Please reach out to Dave if you are interested.
  - ❖ 2024 Annual Meeting will be Saturday, August 10<sup>th</sup>.
  - ❖ Next board meeting will be January 15<sup>th</sup>.
- V. Committee Reports –
  - ❖ Trails – Trail was moved one more time to avoid property lines.
  - ❖ Fire Mitigation – Send email to collect money and time spent on fire mitigation – both paid and your personal work. Send information to Thomas Jones at [spbracer@me.com](mailto:spbracer@me.com). Metro district rented a chipper and reported 30 hours of time. Metro district is putting money in the budget for fire mitigation in the Timber Ridge common area. There is a grant available for up to 60% reimbursement for fire mitigation, but you must get your plan approved by Bill Trimaco. Watch for an email with more information.
  - ❖ Metro district update – Installed 2 additional solar speed signs.
  - ❖ IRC Update – see below
- I. Meeting adjourned at 5:20 PM

### IRC Report:

Issue Date	Lot #	Permit Type	Lot Owner	Lot Address	Improvement Description
5/23/2023	42/Phase I	IMP	Fred Phillips	994 Cool Pines	Shipping containers with household and personal effects permitted

			Estate		site while construction and repairs take place
5/23/2023	42/Phase I	IMP	Fred Phillips Estate	994 Cool Pines	Repairs to roof and exterior walls at house and entrance at gate
5/23/2023	6/Phase V	IMP	Siggett	545 Shooting Star	Change material and color on wood storage / solar panel shed exterior siding to corrugated rusty metal
5/23/2023	66/Phase I	IMP	Kasper	621 Cool Pines	Build split-rail 4' high fence with wire mesh in back of house; West North sides
5/23/2023	4/Phase V	CONST	Barta	530 Shooting Star	New Home
6/3/2023		IMP	Shehan	1468 Cool Pines	Paver Patio
6/3/2023		IMP	Weber	600 Kelseya	Recycled Asphalt Driveway
6/26/2023	155/Phase IV	IMP	McKimmy	577 Kelseya	Dog fence in backyard
6/26/2023	174X/Phase IV	IMP	Jones	80 Crown CT	Fire Mitigation tree removal
6/21/2023	30/Phase I	IMP	Douglass	41 Mariposa	Circular patio area with fire pit
6/22/2023	30/Phase I	CONST	Douglass	41 Mariposa	Elevated deck expansion
6/30/2023	163	CONST	Merkel	235 Engleman	New Home
7/2/2023	191	CONST	Roukema	220 Shooting Star	House Expansion
7/9/2023	107/Phase II	CONST	Ahrens	425 Mariposa	New Home
7/9/2023	131/Phase III	IMP	Badell	1084 Bristlecone	Roof above steps to hot tub
7/13/2023	30/Phase I	IMP	Douglass	41 Mariposa	Circular patio area with fire pit (This permit supercedes Permit # 14
7/14/2023	180/Phase IV	IMP	McBride	550 Engleman	Concrete overlay in front step area
7/14/2023	180/Phase IV	IMP	McBride	550 Engleman	Reconstruction of deteriorated dry creek bed
6/22/2023	55/Phase I	CONST	Sandoval	1688 Cool Pines	Shed behind house
8/5/2023		IMP	Shildt	104 Mariposa	Fire mitigation tree removal
8/14/2023		IMP	Geer	189 Kelseya Circle	Fire mitigation tree removal
8/15/2023	131/Phase III	IMP	Badell	1084 Bristlecone	Fire mitigation tree removal
8/17/2023		IMP	Maxson	290 Engleman	Fire mitigation tree removal
8/22/2023	131/Phase III	IMP	Badell	1084 Bristlecone	Detached Garage
8/25/2023		IMP	Gottlob	105 Cool Pines	Dog Fence and Grass Pads
8/26/2023	69/Phase I	IMP	Brieven	1428 Cool Pines	Window Replacement (Qty = 19)
8/28/2023	61/Phase I	CONST	Beach	1099 Cool Pines	New Home
8/31/2023	132/Phase III	CONST	Geddie	1146 Bristlecone	Pavilion/Gazebo
9/1/2023	111/Phase II	CONST	Wolters	255 Mariposa	New Deck to replace old one
9/19/2023		IMP	Dickson	140 Crown Ct	Fire Mitigation Tree Removal
9/27/2023	166 Phase IV	IMP	Rigney	330 Engleman	Fire Mitigation Tree Removal
10/4/2023		IMP	Maxson	290 Engleman	Asphalt Driveway
10/4/2023	166 Phase IV	IMP	Rigney	330 Engleman	Asphalt Driveway