

# Colorado's Timber Ridge Homeowners Association

## CTR HOA Board Meeting October 21st, 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. Roman Badell, Bobby Milford

Quorum - A quorum was established.

General Comments from guest. No Comments

Approval of pervious minutes - Minutes were approved on line

### **Administrative Items:**

- Annual Dues - After some discussion it was decided there would be no changes.
- HOA member contact data - all contact data will be sent to Debra
- Website Change over report - Dave talked with Marcy. There were a couple things early on but she contacted the provider directly and the issues were corrected. So far everything is going well. It was decided that communication with Marcy would be Dave and Barb.
- Fire wise Certification report - Thomas Jones is working with Fire Wise to get the certificate. Bobby Milford is working with a group to take care of chipping of brush at several homes. The hours and cost of this project is sent to Thomas Jones for reporting to Fire Wise.
- Other Administrative items - Kim will put together a executive summary of covenant requirements that a lot of people may miss if they are reviewing the covenant. These when approved by the board will be put into the covenant headings.

### **STR Report**

- Dave has emailed and sent a letter in the USPS mail to each of the STR owners reminding them of the termination date of short term rentals. At this time none of the owners have contacted Dave or anyone else on the board. It was decided that Craig would contact the attorney requesting a certified letter be sent by him including the fine for operating a STR in Timber Ridge.

- Kim have reviewed the fine schedule which does not include STRs. Kim will create a updated schedule of fines to include STRs.
- Other compliance issues - Kim will create a letter to be sent to the owner on Mariposa and will advise him of fines if he doesn't get the fence around his propane tank completed. This will be reviewed at the next board meeting for finalizing the letter.
- Other business - At the next meeting we will discuss responsibilities of board members.

**IRC report:**

- Ramon provide a report of request and approvals for 2023 and 2024. There have been 70 request for improvements to property in Timber Ridge. As we are now meeting on a monthly basis, Ramon will be attending these meetings.

**D. Finance report:**

- Debra provided the board with the P&L Budget vs Actual report.

Meeting Adjourned at 5:00 PM

Next meeting will be at 4:00 PM on November 18th.