

**Colorado Timber Ridge HOA Meeting Minutes**  
**Monday, March 17, 2025**

Meeting called to order at: 4:02 PM

Attendance: Barb, Debra, Craig

Not attending: Kim and Dave

**Review and Approval of Previous Minutes - approved by Board email**

**Committee Reports:**

**Administrative Items: Treasurer**

- Monthly financial statement reviewe
- - Debra gave the financial report; all dues have but 6 HOA members
- Financials have changed slightly and Kim will repost the updated version

**Compliance Items: Compliance Director**

- No Compliance Report

**Clubhouse/Equestrian Center Report: Clubhouse/Equestrian Director**

Report on any new Clubhouse reservations

- Aspire dropped request
- New request came in and will be posted soon pending paperwork

**IRC Report: IRC Chairman**

- IRC report - Ramon reported all of the IRC decisions made to date
- Special IRC case discussion

Motion: Barb moved we contact the HOA Lawyer and run the IRC request by him for his perusal. Report will be made back to the HOA Board as soon as possible.

2nd: Debra

Motion passes unanimously

**New Business:**

- Reinstate Kim Kron to Compliance Director on the Board - Kim officially resigned from the Board on March 6 in writing. After consideration, she decided to rejoin the HOA Board with the other four Board members in favor of her reversed decision. The reinstatement was made official in the following motion.

Motion: Barb moved we reinstate Kim as Compliance Director to serve her term

2nd: Debra

Motion passes unanimously by all four active Board members. Dave voted in absentia.

**Board Projects:**

**Project #1. Website Clean-up** - the Board will conduct a survey of the CTRHOA items on the website for accuracy of content, revision of some content to make the website more user-friendly and delete information that is outdated. Deadline for items that need

attention is the next Board meeting April 21. We hope to have the website project completed by the HOA Annual Meeting on August 2, 2025. The following sections are assigned to Board Members as follows:

Homeowners Association Overview - Debra Sandoval  
Board Members Page - Craig Price  
Clubhouse/Equestrian Center - Barb Beyer  
HOA Financial Statements - Debra Sandoval  
HOA Committees - Craig Price  
HOA Minutes - Dave Campbell  
HOA Declaration of Covenants - Kim Kron  
HOA Bylaws - Barb Beyer  
Policies and Procedures - Debra Sandoval  
Building in Timber Ridge/Property Improvements - Craig Price  
Preferred Vendors - (may drop this item)  
Contact HOA - Barb Beyer

**Project #2. Post the Job Responsibilities for each Board Member.** This will help HOA members know what the positions entail. Official Descriptions are listed in Article 5 of the CTRHOA Bylaws.

- Barb typed a beginning list and each Board Member will add additional items as needed and these are due for the April 21 monthly Board meeting.

Project #3. Request from the Metro Board for CTRHOA to Remove Network Solutions and move to Gmail

#### **NOTICE OF UPCOMING BOARD OPENINGS:**

Nominations are open for the following Board positions. Terms will begin at the Annual Meeting on August, 2. In the event of competing nominations, members will vote on these positions.

Dave Campbell Secretary: opens in August (2 year term)  
Barb Beyer, Clubhouse/Equestrian Center: opens in August (2 year term)  
Craig Price, President: opens in August (one year term remaining)

Meeting was adjourned: 5:10 PM

**Next CTRHOA Board Meeting Date: April 21, 2025 at the Clubhouse 4:00 PM**

CTRHOA Board Directors (year August 2024 to August 2025)

Craig Price, (Pres.)  
Dave Campbell (Sec)  
Debra Sandoval (Treas)

Kim Kron (Compliance)

Barb Beyer (Clubhouse/Equestrian Ctr)