

**Colorado Timber Ridge HOA Meeting Minutes**  
**Monday, Dec 16, 2024**

Meeting called to order at: 2:04 PM

Attendance:

1. Board Members present: All present - Debra, Dave, Barb via phone, Kim, Craig
2. Board Members absent: none
3. HOA Members present: none

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

**Administrative Items:**

- Financial Statement Report - Debra sent these by email
  - \* Budget line items to discuss
  - \* Vote to approve budget for 2025

**Motion to approve 2025 Budget:**

**Motion:** Dave motioned approve:

Kim seconded:

**Motion carries**

- Website update - Kim takes over for Marcy Jan 1

Request for moving HOA Board meeting time - move from 4:00 on Metro days to earlier in the day time but on same day as Metro

**Motion:** Kim motions move meeting **2nd Monday each month at 4:00 PM.**

Dave seconds

**Motion carries**

- Other Administrative items?

**Compliance Items:**

- Review: STR Letters Update Report & Daily Fine Amount Decision & Due Dates  
-one home rental out of three have confirmed they understand the March 18, 2025 deadline for no more STRs less than 30 days or fines will be activated; \$300 per day is recommended by Board but we are waiting for the CTRHOA lawyer to give us suggestions based on his HOA experience
- Review: Propane Tank Report - tank cover & Fines & Due Dates  
Ramon is working with the owner and a contractor has been found
- Review: Any updates or decisions on the Fine Schedule  
Craig has send a letter Bud Smith request for information concerning fines and a update to the covenant for signs as required by a change in the law. Waiting confirmation from Bud
- Some board member feel we should consider having a HOA lawyer rather than the one the Metro uses. Kim will review some potential lawyers. Kim may or may not have the ready for the next meeting

**Clubhouse/Equestrian Center Report**

- Friday, Dec 13 - Checks paid, Bruce will give the door code

- Aspire Banquet - Wednesday Dec. 13 - Checks paid, Jim/Renee will use their code. Craig will contact Jim Smith for insurance.
- Request for Reservation of Clubhouse on July 5, 2025 - no application or check to date
- Discussion of the wording of the Clubhouse reservations regarding the statement on insurance.

**Action:** Kim will check with the county about STR policies and owners registered. Debra will contact our insurance agent to ask about our policy and liability for those who reserve/rent the Clubhouse. Barb will ask the Aspire group about the blank line on the insurance.

### **IRC Report**

- Review: Updates from Ramon - not in attendance
- Other IRC reports?

### **HOA Member Proposal:**

- Proposal for dog run (see handout)

Comments:

What is the total cost and itemized breakdown?

How will this affect our insurance?

What if a dog bites another person or dog? What are the legal issues of this?

County rules are strict and take precedent in the event of issue.

How many of TR owners would actually utilize a dog run (part-time owners, amount of pet owners who would use it?)

There are other dog parks in town

Who would maintain the service of the park?

Who monitor vaccinations and licensure of the dogs?

Who will be the cleaners and maintainers of the dog park?

Action: Craig will contact the McKimmys to let them know there are unanswered questions. If the McKimmys would like to address the items and costs with the Board, we would entertain them attending a meeting to address them.

### **Next Meeting Date: Monday, Jan 13, 4:00**

To Do List for December:

Debra - contact insurance agent

Kim - contact the County regarding STRs and Registrations for home rentals

Craig - contact the McKimmys

Meeting Ended at: 3:25