

Colorado Timber Ridge HOA

Residents Meeting Minutes Monday, May 19, 2025

Meeting called to order at: Attendance: Craig, Dave, Barb, Debra and Kim

We had two Guest. Paul Brewer and Gale Webber

Review and Approval of Previous Minutes - approved by Board email

Committee Reports: Administrative Items: Treasurer

- Monthly financial statement - we still have one residents that has not paid their dues.
- Debra has sent a certified letter including interest due to the resident that are still unpaid.
- Debra reported we have \$18,600 in the operations account and \$17,600 in reserves.

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Compliance Items: Compliance Director

One propane tank enclosure violation has been rectified.

Kim provided a bid from a contractor to two residents with propane tank enclosure violations. One resident already has a contract in place. The other is not responding.

Regarding the camper violation: It will be moved the week of May 25.

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Clubhouse/Equestrian Center Report: Clubhouse/ Equestrian Director

- Report on any new Clubhouse reservations - 2 reservation for June and July. Rentals are in process.

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IRC Report: IRC Chairman

- IRC report - Ramon has sent a email with current updates.

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New Business:

- Dave will send letter to resident notifying everyone of directors positions open in August.
- Upcoming Board openings
Dave Campbell Secretary: Term ends in August
Barb Beyer, Clubhouse/Equestrian Center: Term ends in August
- Craig Price, President: Term will be open in August as Craig has other commitments.
- Annual Meeting - The annual meeting will be August 2nd at the club house. Meeting will start at 4:00. There will be a meal at 5:00, Meat, rolls and tea and Limon aid will be provided by the HOA. We are asking residents to provide side dishes and deserts. Tea and Limon aid will also be provided. A three piece band will be playing after the dinner.

- Dave will be sending a email requesting the names and number of residents that plan to attend. Please respond to his email.
- Gale Webber made a presentation for having a community garage sale at the club house. At this point it would be planned for August 19th. More information to follow. Kim made a motion to approve, Barb second, unanimous.
- The board continues to reviewing the of errors and revisions that need to be made to the Website. Each board member has a assigned area to review. Website assignments are due at the July meeting.
- There will not be a meeting in June.
- Meeting was adjourned: 4:53 PM

Next CTRHOA Board Meeting Date: July 21st, 2025 4:00 PM

CTRHOA Board Directors (2024-25) Craig Price, (President)
Dave Campbell (Secretary)
Debra Sandoval (Treasurer)

Kim Kron (Compliance)
Barb Beyer (Clubhouse/Equestrian Coordinator)