

Colorado's Timber Ridge HOA

Meeting Minutes

November 17, 2025

Meeting called to order at 3:05 pm. Board members in attendance: Barb Beyer, Debra Sandoval, Adriene Franklin, Kim Kron (phone). Other attendees were Ken Siggett (IRC Committee) and members of the community.

Minutes approved: October 20 monthly meeting.

Officers' Updates:

- Treasurer (Debra Sandoval): operating account balance \$2,308, reserve account \$17,561.
- Compliance (Adriene Franklin):
 - Working on a new spreadsheet for documenting violations.
 - Current violations:
 - Trailers visible from the street at three addresses. Adriene will contact them.
 - Retaining wall color is unacceptable. Ken will follow up.
 - Same resident has previous violation for building a shed without approval, and within the setback. Ken and IRC committee will meet with the owner to discuss his master plan for landscaping etc.
 - Home addition plans did not include tin wainscoting, which has been done. It is also much higher than guidelines allow. Ken & Adriene will follow up.
 - Ground clearing & foundation prep done without approval. Adriene will follow up.
 - Possible STR. Adrien will follow up.
 - Two of the above properties are using the same contractor.
 - HOA board needs to send out certified letters for violations that will be fined.
- Clubhouse (Barb Beyer):
 - Creating a new form for reservations, different from that for rentals. Wants make it so applications can be submitted electronically through the website.
 - Need to put on the website that reservations need to be made at least 48 hours in advance.

- IRC (Ken Siggett):
 - Updating forms so that they can be submitted electronically through the website.
 - Setting up electronic records for all projects going forward.
 - Simplify the process for routine projects (fire mitigation, solar, landscaping, repainting or restaining using the same color).

Old Business:

- Governing Documents Review/Update: Board will have a work session mid-January.
- 2026 Budget:
 - Waiting on letter from attorney verifying that Metro can insure HOA property without transfer of ownership.
 - Need to add money for “routine” legal expenses (in addition to Governing Document Review/Update).
- Website:
 - Kim & Bruce Ellis will discuss with developer.
 - The new website will be separate from Metro’s website, with an electronic link from their website.

New Business:

- Dawn Siggett, Lynn Jones and Renee Smith submitted a proposal for 2026 social events. Besides the annual meeting, they suggest 5 other events, total cost about \$500. This expense had been approved for the 2026 Budget, and the clubhouse calendar will be updated with these events. Also approved was the creation of the social committee, with Dawn as the chairman.

Meeting was adjourned at 4:33 pm.