

Colorado's Timber Ridge HOA Meeting Minutes for Jan 19, 2026

Call to Order: 3:15 pm.

Board members in attendance: Kim Kron, Barb Beyer, Debra Sandoval, and Adriene Franklin.

Other attendees: Ken Siggett (IRC Committee Lead) and members of the community.

MEETING MOTIONS ACTED UPON

- Barb Beyer made a motion to approve the November 17 meeting minutes.
 - Adriene Franklin seconded the motion.
 - All were in favor.
- Kim Kron made a motion to fund the DORA (Dept of Real Estate Association) membership. This organization provides support for HOA's that reside in Colorado.
 - Adriene Franklin seconded the motion.
 - All were in favor.

OFFICER'S UPDATES:

Treasurer (Debra Sandoval):

- Operating account balance \$11K, Reserve account \$17,564.
- Approximately 2/3 of residents have paid their dues.

Clubhouse (Barb Beyer):

- One rental in March.
- Deposits are now required for reservations, in addition to rentals.

Compliance (Adriene Franklin):

- RV visible from the road (on un-approved concrete pad)
- Shed not matching the house
- Trailers & construction container on property
- Construction equipment visible after project completed, shed in setback, propane tanks visible
- Unapproved color on retaining wall

IRC (Ken Siggett):

- New applications include a dog fence and new home construction.

AGENDA TOPICS

Governing document review/updates (Kim Kron):

Kim Kron is in the process of contracting with the firm of OCH&H (Orten, Cavanaugh, Holmes & Hunt) to provide HOA legal support to the board. Lauren Holmes will be assisting us with bringing our Governing Documents up to current Colorado legal standards.

- Kim Kron made a motion to begin this process with the Covenants and Compliance Enforcement documents.
 - Debra Sandoval seconded the motion.
 - All were in favor.

HOA/Metro Merger (Kim Kron):

- Kim Kron made a motion to table further discussion on a Metro/HOA board “merge” and continue to focus on HOA top priorities which are Compliance, Governing Document Legal Reviews, Website Refresh and the Accounting Outsourcing.
 - Barb Beyer seconded the motion.
 - All were in favor.

The HOA board does however strongly support the Metro District recommendation to cover the HOA property insurance through their CSD Insurance Pool. This would result in significant savings for the community.

IRC & Board Staffing (Kim Kron):

The HOA board is still in need of another Director to serve as the Secretary. We still also need an IRC Team Lead. Both positions are currently being filled by volunteers in “acting” positions. It was agreed to send another email to the community to solicit volunteers.

Website Update (Adriene Franklin)

Website developers are being identified with some about to be interviewed and requirements are starting to be considered for the planned Website Update.

IRC process improvements (Ken Siggett):

Ken is working on new ‘fillable’ pdf forms for the Construction Permit Application and the Property Improvement Application which will serve as the blueprint for the future Website Forms.

Equestrian Center Documents (Adriene Franklin):

There are many old HOA hard copy documents stored in the Equestrian Center. Discussion involved whether we should look into this to see what is actually there. There was interest and it will be done as time allows.

Community Communications:

A quarterly newsletter will be emailed to residents. Periodically, as needed, single-topic emails may be sent out as well.

The meeting was adjourned at 4:32.