

Colorado's Timber Ridge HOA Meeting Minutes for July 20, 2026

Call to Order: 3:30 pm.

Board members in attendance: Kim Kron, Debra Sandoval (Barb Beyer excused absence)

Other attendees: None

MOTIONS ACTED UPON

- Kim Kron made a motion to approve the June 2, 2026 meeting minutes.
 - Debra Sandoval seconded the motion.

- Kim Kron made a motion to adopt each of the Revised Governing Documents as listed below.
 - Debra Sandoval seconded the motion.
 1. Revised Bylaws to replace the 2010 Bylaws
 2. Records Inspection Policy to replace the Jan 01, 2013 Policy
 3. Covenant and Rule Enforcement Policy to replace the Sep 12, 2011 Policy
 4. Collection Policy to replace the Policy effective Jan 1, 2014
 5. Conduct of Meetings Policy and Procedure to replace the May 1, 2010 Policy
 6. Signs and Flag Policy to replace the Jan 1, 2006 Political Signs and Flags Policy
 7. A new eMail Communication Policy as taken from the 2013 Records Inspection Policy

- Kim Kron made a motion to repeal the Seller Disclosure and Procedure Policy dated Jan 1, 2006.
 - Debra Sandoval seconded the motion.

All of these documents as well as the repeal proposal were sent to the community for review and comment in June/July before being adopted (or repealed) in the Jul 20 meeting.

OFFICER'S UPDATES:

Treasurer (Debra Sandoval):

- Operating account balance \$7,359, Reserve account \$17,174.

Secretary (Debra Sandoval, acting)

- Nothing new to report

Clubhouse (Debra Sandoval, acting for Barb Beyer):

- No activity

Compliance (Position not filled):

- Since Adriene Franklin resigned her position in March and the board has not been able to secure additional volunteers, compliance activity has been limited.

Director at Large

- This position has not been filled for the duration of the board's tenure (Aug 2025 to present).

OTHER TOPICS

Governing document review/updates (Kim Kron):

All that remains to conclude this project is to scan the signed documents and put them on the website.

2026-2027 Board Elections:

An email solicitation requesting board member nominations went out to the community on June 5, 2026 concluding on June 19. 4 HOA members nominated themselves.

Bob Milford
Thomas Jones
Ken Siggett
Mark Sheldon

Mark decided to take the open IRC position to be vacated by Ken Siggett

Bob Milford, Thomas Jones and Ken Siggett as uncontested candidates will constitute the new HOA Board as of Aug 1, 2026.

The following summarizes the terms for the board as they stand today:

2024-2026: Kim Kron (served 1 term)
2024-2026: Debra Sandoval (served 1 term)
2025-2027: Barb Beyer (resigning Aug 1, 2026, served 1 1/2 terms)
2025-2027: Adriene Franklin (resigned Mar 25, 2026)
2025-2027: Never Filled (was Dave Campbell's 2023-2025 position)

2026-2027 Positions will be as follows:

2026-2028: Bob Milford
2026-2028: Ken Siggett
2026-2027: Thomas Jones
2026-2027: Open for Appointment
2026-2027: Open for Appointment

The meeting was adjourned at 4:21.