

Colorado's Timber Ridge Home Owners Association(CTRHOA)

Tuesday August 4, 2026 – Special Board Meeting Minutes

Board Members Present: Bob Milford, Ken Siggett, Thomas Jones

Property Owners Present: Trish Seapy, Ed & Lynn Feragen, Jen Ahrens, Kim Kron and Marie Thatcher, Tim Gallagher, Jonathan Dalton

Quorum was established at: 7:00pm

1. **Public Comments:** none
2. **Fill Two open Positions for CTRHOA Board of Directors:** Tim Gallagher and Jonathan Dalton nominated and approved for the two open positions.
3. **Elect CTRHOA Board Positions (President, Vice-President, Secretary and Treasurer):** Tim Gallagher elected for President, Bob Milford elected as Vice-President, Thomas Jones elected as Treasurer, Ken Siggett elected as Secretary.
4. **Review CTRHOA Financial Statements Through 7/31/2026:** Reserve account is currently at \$17,173.62, Operating Account is at \$6,895.38.
5. **Approval CTRMD Assuming Responsibility of Declaration Enforcement / Improvement Review, Property Insurance Coverage on Clubhouse, Mailboxes and Pavilion Owned by CTRHOA** – Motion by Tim Gallagher to approve above responsibilities, second from Thomas Jones; motion carried.
6. **Approve Updated Service Agreement Between CTRMD and CTRHOA:** Motion to approve updated service agreement by Thomas Jones, second from Ken Siggett, motion carried.
7. **Approve to purchase a one year General Liability Policy for CTR-HOA effective 8/15/2026 :** Motion to purchase by Tim Gallagher, second from Ken Siggett, motion carried.
8. **CTRHOA Bank Account Funds:** Motion to transfer CTRHOA bank account funds from the CTRHOA bank account to the CTRMD bank account once all current items have cleared the bank. Motion by Tim Gallagher, second from Thomas Jones, motion carried.

9. **Previous CTRHOA Board members Kim Kron and Debra Sandoval will be removed as check signers and online access to Colorado's Timber HOA bank accounts at Bank of Colorado Operating and Reserve accounts:** New Board members Thomas Jones and Bob Milford will be added as check signers and online access to the Colorado's Timber HOA bank accounts at Bank of Colorado Operating and Reserve accounts.
10. **CTRHOA Committees:** The Improvement Review Committee has been transferred under the direction of the CTRMD and its Board. The Social Committee will now operate as an independent committee outside of the CTRHOA and CTRMD. The CTRHOA will have no committees.
11. **Equestrian Round Pen and Horse Stall Gates:** Motion by Tim Gallagher to sell the 70' round pen and some of the horse stall gates and no horses will be allowed to stay in the open air pavilion overnight, second from Ken Siggett, motion approved.
12. **CTRHOA Board Meeting Schedule:** The CTRHOA board has decided to meet once per year unless it needs to call a special meeting prior to that date. The next meeting is scheduled for July 19, 2027.
13. Next Board meeting: 7:00pm Monday, July 19, 2027
14. Meeting Adjourn – 7:55 pm.

Signed  Date August 6, 2026

Ken Siggett, Secretary
CTRHOA Board