

Minutes of Meeting October 10, 2023 -Rev.2

Venue: ZOOM Call

- 1) Roll Call – by John Katok – Rick Cummings, Sandy Peif, Guenther Dziuvenis, Eric Hann, and John Katok were present. Eric Vadla and Steve Schiell were absent. Quorum confirmed. Minutes taken by John Katok.
- 2) Approval of August 8th, 2023 board meeting minutes deferred until they are finalized and will get approvals by all board members by e-mail within the next week. Approval of interim meeting topic “Rules of Engagement with Homeowners” was approved on August 28, 2023 and is included in today’s minutes below. Motion to approve by Guenther, Sandy seconded, unanimously approved.
- 3) Architectural Committee Report – See attached report. Rick indicted that deposit will be returned to the Manins as everything is now complete. Owner of 160/170 completed hydroseeding but still needs the lot to be cleaned up, level ground to concrete, remove junk and restore to natural condition. Eric Hann and Steve will check and revert. Arch Comm needs to meet and discuss guidelines on just how similar/identical duplexes must be when making changes, and making recommendation to the board for approval. Rick still needs to get with Overlode to verify if 160/170 owner plans to STR. Board will still seek clarification as to its sales status or use as a business, in October. Guenther requested that someone take over his assigned oversight of the Selstrom’s new house being built across from the Peifs, and Eric Hann volunteered pending agreement in the Arch Comms meeting. Motion to approve report by Sandy, seconded by Eric Hann, motion carried.
- 4) Treasury and Finance Report – See attached report. Nothing significant has changed. All accounts now transferred to The Bank of the West (owned by Bank of Montreal). Will discuss increasing the dues in the coming year for 2025. Overlode proposed new rates saving \$500 per year, Rick to confirm cost for e-mail only, no snail mail. Sandy will ask the two homeowners to provide e-mail addresses so we can save the \$500, and put in Fall Newsletter. Rick will check by-laws on e-mail only. Motion to approve report by Guenther, seconded by Sandy, motion carried.
- 5) Establishment of 2024 Prime Objectives
 - a) Fire Mitigation – All mailing to certain homeowners now complete. Matt benedict to make requested visits when time is available. Guenther and Capt. Benedict will continue working on application in obtaining FireWise certification status. Should not cost anything but the time to record work done by each homeowner wrt maintenance, tree removals, weed eating, incentive bonus offering and payouts, etc.

- b) Homeowner maintenance – No further work done to date. Rick had set goal in August that by October 2023 to have a list of homes, agreed to needs and actions for specified homeowners to be encouraged to complete by November 2024
- c) Noxious Weed Control- Eric set goal that by October to have a list of homes, needs and actions and that list was developed by Guenther while listing fire mitigation needs as a separate column. Eric Vadla still is responsible for Noxious Weeds and will start the 2024 campaign stronger starting with the Spring Newsletter, and other individual communications before Summer.

6) New Business-

- a) Election of 2023-2024 Board positions – Motion made by Sandy Peif to elect the same board officers to the same and current positions for another one year term. Eric Hann seconded. Board unanimously approved and motion carried.
 - b) Fall Newsletter status- Sandy has it ready to issue and will add a small note on e-mail only communications in the future to save \$500, to the two homeowners that still have not provided their e-mail addresses.
 - c) Chain -up station status- TCWD has met with CDOT on concerns with our water wells on the Eastside of Hwy 9, they asked CDOT if they did an EIS, they did not, they used a categorical exception instead, which CDOT still hasn't provided any supporting information. They had no knowledge of our wells, locations, IDs, and PFAS requirement and asked what our baseline was for PFAS. They were also not aware of our sewer and septic systems status. John K indicated that he talked with our legal counsel who referred him to a more experienced lawyer in CDOT and Environmental defenses with CDOT, talked with his assistant and had not received any reply yet. TCWD has not engaged their legal counsel yet pending better expected cooperation from CDOT. John reviewed the latest revisions of the engineering drawings and specs in September, and no TCE wells were located. There was a new berm designed for the West side of highway but there are openings at intervals so it's unclear how rainfall drainage with potential contaminants will be prevented from encroaching past the berm. TCE nor TCWD are allowed to discuss the status with any of the ToBR Trustees since the application was received even though it was deficient and sent back to CDOT for better and full completion. The ToBR's legal counsel, TCWD and the Police/Sherriff are writing letters of concerns in support of what appears as the latest and total consensus of the town and its population of opposition to the project.
- 7) Next HOA Board Meeting – John proposed next board meeting to be on Tuesday, December 12, 2023 at 4:00pm MT, 2023 , all agreed.

8) Meeting Adjournment motioned by Eric Hann, seconded by Sandy, and motion carried at 5:45pm

Rules of Engagement for Communicating to Owners about Covenant and/or Architectural violations (adopted October 10, 2023)

Protocols established to incorporate the following:

- Bring potential owner violations to the attention of the Board and/or Arch Committee
- Seek consensus on addressing violation to owner(s)
- Determine approach (email, letter, face-to-face) and which member(s) on the Board/Arch Committee will address form of communication
 - If by email or letter, seek approval of Board and/or Arch Committee before communication is sent and cc the appropriate Board/Arch Committee
- Report back to Board and/or Arch Committee with outcome
- Determine any appropriate follow-up
- Entire process should be coordinated amongst Board and/or Arch Committee members

**Treasurer's Report
October 2023**

Timber Creek HOA continues to be in a very strong financial position. Assets as of the end of September 2023 are \$113,968.70 compared to \$116,476.41 at the end of September 2022. Total liabilities are \$21,000 compared to \$21,000 for the prior year. Current liabilities are made up of 7 construction deposits in the amount of \$3,000 each. For September we are showing \$13,102.45 net income YTD compared to \$11,124.10 for September of 2022. This includes \$1,200 of collected fines for the dark sky initiative. Expenses are \$11,618.09 compared to \$13,255.86 at this same point last year.

Timber Creek HOA has current assets of \$80,511.35 compared to \$83,019.06 in the prior year. Those current assets are currently in cash split between a checking account, money market account, and a \$50,000 CD. All of our accounts are now at Bank of the West which was recently purchased by BMO (Bank of Montreal). All of our accounts at CityWide are now completely closed. There is a small balance currently showing of \$115.20 but that has also been moved to BMO.

Respectfully submitted,

Rick Cummins

Treasurer

Timber Creek Estates
Architectural Committee Report
October 2023

The TCE Architectural committee continues to be very active. The committee is currently managing 5 projects, all of which are new builds.

	Lot	Address	Status
Manin	31B	810 Whispering Pines Circle	Deposit returned week of 10/1.
Freeman	19B	595 Whispering Pines Circle	In process
Selstrom	31A	830 Whispering Pines Circle	Plans conditionally approved
Glasko	1	160 Whispering Pines Circle	Lawn has now been hydro-seeded so we can return deposit.
Swerdfeger	20B	545 Whispering Pines Circle	Owner has CO – we still have deposit
Davis	17B	710 Whispering Pines Circle	Committee has provided feedback on preliminary plan. Waiting for final plans to be submitted.

Reps from the committee are assigned to each project and will continue to manage those projects through completion. The architectural committee continues to monitor all of these projects as well as approve smaller projects such as hot tubs, shingle replacement, and exterior paint. Architectural Committee members are Jim Peif, Guenther Dziuvenis, Eric Hann, Steve Scheill, and Rick Cummins.

There are no significant changes to this report since last reported. The construction deposit for Manin has now been returned. The owners at Lot 1 (Glasko) have now hydro-seeded so we can now consider returning their deposit.

The committee has recently had requests from duplex owners to paint one side of a duplex or make changes to doors/windows/etc. The goal of the arch committee is to encourage our owners to maintain their properties well. However, there are concerns with a potential lack of continuity between the two sides of duplexes. The committee needs to meet to further discuss our strategy for duplex owners.

Respectfully submitted,

Rick Cummins

Architectural Committee Chair

