

**TCE Board Meeting
December 12, 2023**

- I. Meeting called to order by President John Katok at 4:03 p.m. Roll call taken, members present: John Katok, Rick Cummings, Sandy Peif, Eric Vadla, Eric Hann, and Stephen Schiell.
- II. Approval of October 10, 2023 minutes: Presented by John Katok Acting Secretary for October's meeting. Motion to approve, Sandy Peif, Second Eric Hann. Passe unanimously.
- III. Architectural Report: Presented by Rick Cummings. Rick discussed the progress of the new builds. Rick also discussed the letter to homeowners that need maintenance will come out early in 2024. Motion by Eric Hann, Second by Sandy Peif. Passed unanimously.
- IV. Treasures Report: Presented by Rick Cummings. Discussion regarding revenues and expenses are consistant with prior years. Motion by Stephen Schiell and Second by Eric Hann. Passed unanimously.
- V. Old Business:
 - a. 2024 Priorities – John Katok highlighted the following priorities:
 - i. Fire Mitigation
 - ii. Homeowner Maintenance – Rick Cummings. 15 homes have been identified to receive the letter from the Board to begin repairs.
 - iii. Noxious Weeds – Eric Vadla. A letter will come out this summer to ask homeowners to work on removing the noxious weeds. Will suggest the Boy Scouts or private contractors to do the work if the owner is unable to.
 - iv. Chain up station – John Katok. Scott Price from the Water Distrct is working with state official regarding the concerns of contamination of the communities wells. No environmental studies have occurred to date.
- VI. New Business:
 - a. Spring Newsletter: Sandy Peif. Please provide ideas for articles by early March 2024.
 - b. Colorado Homeowners Rights: John Katok. This action from the state is mostly for the metropolitan areas of Colorado. John also discussed that the state is considering increasing the taxing of short term rentals as a business that could see the percentage go to 27%.
 - c. Colorado HOA Webinar: John Katok will view the presentation on December 15, 2023.
 - d. Water District has been able to locate all curb stops except for 6. It was reported those homeowners will be responsible to find their own curb stops.
- VII. Next Meeting: January 30, 2024 at 4:00 p.m.
- VIII. Adjournment: Motion by Stephen Schiell Second by Eric Hann at 4:52 p.m.