

TCE Board Meeting
April 10, 2023

- I. Meeting called to order by President John Katok at 4:01 p.m. Roll call taken, members present: John Katok, Rick Cummings, Sandy Peif, Eric Vadla, Guenther Dziuvenis, Stephen Schiell.
- II. Approval of February 15, 2023 minutes: Presented by Stephen Schiell, Secretary. Motion to approve, Sandy Peif, Second Eric Vadla. No discussion, Motion passed unanimously.
- III. Architectural Committee Report: Presented by Rick Cummings, Chairman. Two homes have received their Certificate of Occupancy. Two other homes are in progress.
- IV. Treasure Report: Presented by Rick Cummings, Treasure. Minimal changes from the previous month and similar balance to last year at this time. See complete Treasures Report on the TCE HOA website. Motion to approve: Guenther Dziuvenis, Second Eric Vadla. Motion passed unanimously.
- V. Old Business:
 - a. Fire Mitigation Grants: The Board is aware of one application in progress at this time
 - b. Dark Sky Compliance: There are three homes not in compliance at this time.
 - c. Home Owner Maintenance: The Board is becoming concerned about a general lack of home/lot maintenance on some of the properties within TCE. Given that the level of home maintenance within a community has a direct correlation on the property values within that community, the TCE Board is looking about how to best set clear property maintenance expectations that will ensure that our community continues to have its upscale appearance and appeal, thereby positive/y impacting our property values.
 - d. Noxious weeds: Eric Vadla reported that he has been in communication with the Town of Blue River. We will try to work closely with the Town to educate and motivate homeowners to address weed control.
 - e. Chain up station: John Katok will be following up with the Town to keep this from happening.
- VI. New Business:
 - a. Changes from the State regarding HOA regulations: Our attorney has updated our documents and they are in compliance with the State of Colorado.
 - b. Update our covenants: John Katok will ask our attorney to do a complete review of the documents. Cost not to exceed \$5,000. Motion to approve, Stephen Schiell, Second Sandy Peif.
 - c. Fire Hydrant responsibility: Snow removal is just one aspect of maintenance. Eric Vadla will ask a snow plowing service of what it might cost to clear snow from around the hydrant a couple of times a winter. Stephen Schiell will ask neighboring towns who is responsible for this same service.

- d. Pressure Reducing Valve in each Home: Educate home owners at annual meeting and through newsletters regarding that they are responsible for the water line from the road to their home.
 - e. Review of Annual Meeting Agenda: John Katok reviewed the agenda. Recommendation to make the item regarding Home Maintenance as an action Item. Asking members to vote on an item should be designated as an action item.
- VII. Next meeting: June 6, 2023 at 4:00 p.m.
- VIII. Adjournment: Motion, Guenter Dziuvenis, Second Sandy Peif. 5:30 p.m.

Submitted by:
Stephen Schiell
Secretary