

Timber Creek Estates
Annual Meeting
July 19, 2025

1. The meeting called to order by Steve Schiell at 10:30am on Saturday, July 19, 2025.

Steve welcomed the owners to the meeting and had the board introduce themselves.

2. Steve asked for a roll call of the board members and the following were in attendance: Eric Hann, Rick Cummins, Sandy Peif, Guenther Dziuvenis, Eric Vadla, Stephen Schiell, and Nick Konz. Homeowners in attendance were captured on the sign in sheet, and homeowners in attendance via Zoom were captured by Sandy Peif. Sixteen (16) homeowners were in attendance in person, with six (6) additional homeowners attending the meeting via ZOOM. Eight (8) homeowners not in attendance submitted proxy votes.

3. Approval of 2024 minutes – Nick asked for a motion to accept, motion was made by Judy Dziuvenis, seconded by Gary Bare and unanimously approved.

4. Year in review – Steve welcomed the owners to the meeting and gave a summary of the Board's activities over the past year, highlighting the updates to fire mitigation requirements and invasive weed mitigation.

5. Treasurer's Report - Rick Cummins reviewed the Financial Report highlighting those areas of interest stating the total amounts on hand or invested, how much we received and spent during the last 12 months, proposing that the dues will increase to \$200 per year. Note that there is an error in the submitted treasurer's report with respect to the dues increase.

Mike Soby asked if we were having a dues increase and if our reserves were out of alignment at 600% compared to other HOAs he is apart of, which were much less. Rick responded saying that we do not officially have a reserve account, and the percentage appeared to be high because we have only the neighborhood sign as a hard asset, and our expenses are relatively low, the amount in the bank is not tremendously high. We are having a dues increase to \$200, although the percent increase in dues is high, the amount is low at only \$50.

John Selstrom asked why there was a dues increase – Rick responded that our expenses are more than our incoming dues, and that we want to slow down the decreasing amount of our current bank balances. We also had higher legal fees this year, and in the past as we updated many HOA documents and had them reviewed by the legal group.

Gordin Manin stated that legal fees can get out of hand quickly and that the amount of bank balances do not seem out of alignment.

Bobett Dunphy asked about the legal fees in regards to our HOA documents. – Rick responded to say that the HOA documents were in accordance with Colorado law, but there were some inconsistencies between some of them that needed to be addressed.

Motion to approve Treasurer's report including the dues increase by Gordan Manin and seconded by Jim Sloan. It was then approved by the homeowners in a vote with 28 for and 2 against.

6. Architectural Committee's report - Rick reviewed the Architectural Committee Report highlighting that there is only one home still under construction and only 2 vacant lots.

Cindi Pilling asked if there were Colorado laws in regards to roofing materials. Rick responded saying that he was unaware of any, but that buildings must conform to code and the town is responsible for verifying that building codes are followed.

The motion to approve the architectural committee report was given by Ray Swerdfeger and seconded by Mike Soby. It was then unanimously approved by the homeowners in attendance.

7. Current business

- a. Fire mitigation and Firewise -Guenther Dziuvenis and Matt Benedict,
 - NFPA approved our application and as of October 2024 TCE is a recognized Firewise community.
 - Guenther reviewed the rules to be followed to maintain our firewise status
 - Jim Sloan suggested we look to pool our resources and arrange for a bulk stone delivery to help harden our homes.
 - Eric Vadla pointed out that the Town of Blue River (TOBR) is offering a \$1000 grant for home hardening, which would cover adding rock/stone around structures; although, they have limited budget each year.
 - Heather Konz asked about Mulch, and the response was to keep it at least 5 feet from structures.
 - Brenn Dunphy asked if we would still have the fire mitigation grant program, and the response was yes. Noting that no one has applied for it in two years.
 - Tom Kornfield asked if all weeds need to be weed whacked, the response is that only within the 30 foot defensible space zone is required, but the more you can do the better it will be. He also asked about the forest service clear cutting. Anecdotally, cutting is being done North of Fredonia gulch, but not total clear cutting as was done on the West side of the valley. No cutting is expected East of TCE as of now.
- b. Noxious Weeds – Eric Vadla; Eric shared samples of the crazy daisies, and the thistle. He explained that these should be pulled, from the entire lot, and not cut down. If pulling them after they have flowered then they need to be bagged to keep seeds from spreading. Heather Konz asked that when pulling them to please not leave them in the road.
- c. Property maintenance – Rick discussed the reason behind the committee and our goals for property maintenance. A few homeowners have been contacted where some maintenance can be performed, like updated staining on the siding, dead or downed trees.
- d. Architectural requirements have been updated. Everyone should have a copy, the primary changes as explained earlier were Fire Mitigation requirements, Noxious weed control and outdoor lighting requirements.
- e. TOBR update: The state has agreed to move the chain up station farther South, outside the TOBR. Community information meetings will begin next spring. The Goose Pasture Tarn access has been blocked due to a disagreement with the owners of the Tarn.
- f. Police Update did not occur as a representative did not attend.

- g. Water District update – Scott Price/Jon Drees; The district owns and maintains the main water lines, wells, tank, and pump house . The homeowner owns that curb stop and service line to the house. Note that there are 5 houses where curb stops have not been located. This month fire hydrants will be serviced. Be sure to have pressure reducing valves PRV in your house at the main to protect against sudden pressure spikes. PFAS will be tested to establish a baseline, the expectation is that there will be very low concentrations based on our location. PFAS is Per- and Polyfluoroalkyl Substances or man-made forever chemicals. John Selstrom asked that the district verify that the gaskets used in the valves, pumps and such be verified that they do not contain PFOS (Perfluorooctane Sulfonate which is part of the PFAS family). Calin asked if water meters would be installed, the response was not at this time due to the added cost to the homeowners and that water usage is not too high. Bobett Dunphy asked if charging more for STRs is fair, Nick Konz responded that he was unsure about the charging practices, thinking that we were following the Upper Blue Sanitation district practices based on a study that they had, but that he would get the information to her, and he announced that a water district meeting is coming up and anyone is welcome to attend.

8. Owners comments:

Gordin Manin thanked the board for their service and urged the homeowners to take care of disagreements, avoiding attorneys due to the added costs incurred by the HOA. He urged the HOA to consider establishing limits on the number of STRs. Currently TCE is at about 40% (28/73) STR versus the rest of TOBR which is 30%. He was hoping to limit to the current rate. He believes that it is likely for TCE to see an unwanted increase in STRs due to the fact that TOBR and Dillon are the only municipalities in Summit county not to have a limit and TCE is a desirable neighborhood.

9. Board elections:

Three board positions are open for the next period. The current seats are held by Eric Vadla, Eric Hann, and Guenther Dziuvenis. Each of them expressed a desire to remain on the board. Steve asked each to present to the homeowners why they would like to be re-elected to the board. No other nominations were proposed by the floor. Gary Bare motioned that we accept the current slate of nominees, seconded by John Selstrom, passed unanimously.

10. Next Proposed Annual Meeting – July 18, 2026 – Steve Schiell thanked everyone for their help and gave out the door prizes which were gift cards to Whiskey Star.

11. Adjournment and Barbeque – Elisa Vadla motioned to adjourn, Margot Waitz seconded, passed unanimously.