

**TCE Board Meeting
Aug 5, 2025**

1. Meeting called to order by President Stephen Schiell at 4:00 p.m.
2. Roll call taken by Eric Vadla, members present: Rick Cummins, Sandy Peif, Guenther Dziuvenis, Eric Vadla, Stephen Schiell, and Nick Konz Arrived at 4:03. Eric Hann was absent.
3. Board Reorganization:
 - a. Guenther Dziuvenis nominated Steve Schiell for president, Sandy Peif seconded, no other nominations. Approved unanimously.
 - b. Guenther Dziuvenis nominated Eric Vadla for vice president, Sandy Peif seconded, no other nominations. Approved unanimously.
 - c. Sandy Peif nominated Rick Cummins for treasurer, Guenther Dziuvenis seconded, no other nominations. Approved unanimously.
 - d. Steve Schiell nominated Nick Konz for secretary, Sandy Peif seconded, no other nominations. Approved unanimously.
4. Committee Chairs:
 - a. Architectural Committee: Rick Cummins
 - b. Firewise Committee: Guenther Dziuvenis
 - c. Noxious Weeds: Eric Vadla
 - d. Newsletter/webpage: Sandy Peif
5. Short Term Rentals (STR):
 - a. Steve announced that the board hasn't taken a position on short term rental regulations, and doesn't plan to in the future.
 - i. Background information not actually discussed: In order for regulations to be instituted by the board, it would require a covenant change which would require 67% approval from homeowners. Currently 40% of homeowners rent their homes short term.
 - b. There appears to be no record of any opposition by the HOA to homeowners that rent their homes short term, not sure why someone claimed that homeowners who short term rent feel attacked.
6. Open Forum, those wishing to speak have 3 minutes each:
 - a. Homeowners in attendance: Ellie Falcao, Marion Hale, Gordon Manin, Ron Sosnowski.
 - i. Marion had nothing to add
 - ii. Gordon apologized for stirring up emotions about the STR subject based on his comments at the annual meeting. From his experience at the Town of Blue River (ToBR) town meetings, he believes that the town will eventually address the short term rental issue and it might be wise for the HOA to get out in front of it.
 - iii. Ron had communication with the town manager, and it seemed that it would be likely that there would be an increase in fees for STRs; however, since creating STR limits would likely reduce property values that would

cause a reduction in tax revenue to the town, thus there would be little motivation by the town to add any STR limits.

7. Home Hardening Incentive:
 - a. Guenther said that the ToBR is giving \$1000 grants for home hardening (5 foot space around the structure), but they do not have budget for all homeowners in our neighborhood. He would like to see the HOA set aside funds to support homeowners.
 - b. Sandy asked that we utilize the ToBR program as a predecessor, before paying for homeowners, similar to the fire mitigation grant program.
 - c. Nick asked how many homeowners have benefitted for the previous campaign for fire mitigation, Rick will look at the data.
 - d. Sandy asked if we had any money or budget for that incentive: Rick said we could use some money that is currently in CDs
 - e. Steve asked if we need to accommodate folks that have already done home hardening. Good question!
 - f. Guenther took the action to put together a proposal for the next meeting.
8. Impromptu agenda item from Sandy, wondering if there is an issue with Davis house, since it appears that no work has been done for two weeks and dumpster is full, which should be emptied. Eric Hann will have to investigate.
9. Next Board Meeting will be on Oct. 7, 2025 at 4:00 p.m.
10. Motion to Adjourn at 4:36pm: Rick Cummins, Second Steve Schiell. Passed unanimously