TCE Board Meeting
Aug 4, 2026

1. Meeting called to order by President Stephen Schiell at 4:00 p.m.
2. Roll call taken by Nick Konz, members present: Rick Cummins, Sandy Peif, Guenther Dziuvenis, Stephen Schiell, Eric Vadla, and Nick Konz; Eric Hann arrived after Agenda item 2.
3. Nominations for Officers:
    a. Guenther Dziuvenis nominated Steve Schiell for president, Sandy Peif seconded, no other nominations. Sandy Peif motioned to close nominations, Rick Cummins seconded, Approved unanimously.
    b. Sandy Peif nominated Eric Vadla for vice president, Guenther Dziuvenis seconded. Rick Cummins motioned to close nominations Guenther Dziuvenis seconded, Approved unanimously.
    c. Guenther Dziuvenis nominated Rick Cummins for treasurer, Eric Vadla seconded. Sandy Peif motioned to close nominations Guenther Dziuvenis seconded, Approved unanimously.
    d. Steve Schiell nominated Nick Konz for secretary, Guenther Dziuvenis seconded. Rick Cummins motioned to close nominations Eric Vadla seconded, Approved unanimously.
4. Open Forum, those wishing to speak have 3 minutes each:
    a. Beth Soby stated that she has 20 years of experience with renting her properties as short-term rentals (STRs). She also has experience working on a committee for an HOA. She has an idea that she would like the board to entertain, she would like to be a liaison between the HOA board and any STR property managers, which may help in reducing problem STRs and provide a more enjoyable neighborhood for STR users and owners alike. It wouldn't be an enforcement roll, and she would report to an HOA board member.
    b. Discussion on the above idea:
        a) Rick Cummins thought it would be a good idea
        b) Steve Schiell said we just call the police non-emergency number and complain when there is an issue, so we don't need this role.
        c) Rick says that STRs code enforcement is ad-hoc
        d) Guenther Dziuvenis noted that when he called the police on the motorcycle issue, there was a delay in the response and then the police wouldn't do anything unless they saw it.
        e) Nick Konz agreed that code violation issues should be handled through the police, but perhaps there would be a benefit of a having a contact person for issues like lights being left on or hot tubs open.
        f) Both Sandy Peif and Guenther Dziuvenis agreed that we don't want extra steps to deal with code enforcement issues.
        g) Nick Konz motioned that Beth Soby bring a written proposal to the next board meeting for better understanding of the role and benefits, Eric

Vadla seconded the motion, Steve Schiell had Nick Konz perform a roll call vote:

1. Steve Schiell: No; Sandy Peif: No; Eric Hann: Yes; Eric Vadla: Yes; Rick Cummins: Yes; Guenther Dziuvenis: No; Nick Konz: Yes; Motion passes.

h) Steve Schiell took the action to contact Beth to request her written proposal for a week before the next meeting and then she'll have time to present it at the meeting.

5. Bistro Lights:
    a. Rick Cummins explained that Eric Hann had previously requested to put up string lighting for his patio, similar to tiny Christmas (xmas) lights, not the larger bulbs commonly known as Bistro lights. The Architectural committee decided that since they didn't meet the concept of Dark Sky, the request was denied.
    b. Eric Hann explained that since what he wanted was very low lumens, that it should be allowed. Also, the TOBR allows Bistro lights to be used until a specific hour, and Bistro lights have more lumens than tiny xmas lights.
    c. Nick Konz asked if he would be able to use his patio at night without these lights. Eric Hann responded that he has other Dark Sky lighting not near the patio, and a ring camera/spotlight that would actually use more lumens.
    d. One of the concerns with string lighting is that it has potential to get into moose antlers.
    e. It was noted that 20 Kerrigan Ct, has Bistro Lights on the deck, Rick Cummins took the action to contact the homeowner to remove them for the time being.
    f. Nick Konz motioned to have the architectural committee come up with some requirements in regards to Bistro lights that can be added to the HOA architectural requirements, Eric Hann seconded the motion. Steve Schiell asked for a roll call vote:
        a) Steve Schiell: Yes; Sandy Peif: No; Eric Hann: Yes; Eric Vadla: Yes; Rick Cummins: Yes; Guenther Dziuvenis: No; Nick Konz: Yes; Motion passes
6. STR licenses:
    a. Eric Hann asked if the HOA should have a copy of the STR license for those homes that have them?
    b. Guenther Dziuvenis noted that the TCE homeowners' spreadsheet already has a column for this, so it would be unnecessary.
    c. Sandy Peif noted that homes that STR without a license are unfair to those that have the license, but should the HOA get involved.
    d. Rick Cummins noted STR licenses are not in the HOA's jurisdiction.

7. Old Business:
    a. Noxious weeds – (Eric Vadla) Eric Vadla will start notifying homeowners that have noxious weeds that need to be pulled, noting that last year some of the same homeowners never responded.

8. Executive Session
    a. Steve Schiell motioned that we enter an executive session to discuss homeowner violations, Eric Hann seconded passed unanimously.

9. Next Board Meeting will be on October 6, 2026 at 4:00 p.m.
10. Motion to Adjourn: Eric Hann, Second Sandy Peif. Passed unanimously