**TCE Board Meeting**
**May 13, 2025**

1. Meeting called to order by President Stephen Schiell at 5:00 p.m.
2. Roll call taken by Steve Schiell, members present: Eric Hann, Rick Cummins, Sandy Peif, Guenther Dziuvenis, Eric Vadla, Stephen Schiell, and Nick Konz Arrived at 5:01.
3. Open Forum:
    a. No homeowners requested to attend.
4. Motion to approve March 4, 2025 meeting minutes by Nick Konz, Second by Eric Hann. Passed unanimously.
5. Newsletter, a big thank you to Sandy Peif for getting it completed and sent out to the homeowners.
6. Treasurers Report by Rick Cummins: Guenther Dziuvenis motioned to accept the treasurer's report, seconded by Sandy Peif. Passed unanimously.
7. Architectural Committee: Rick Cummins. Motion to accept the report by Guenther Dziuvenis, second Sandy Peif. Passed unanimously.
    a. The Davis home buildout appears to be delayed, Eric Hann will request a project schedule and obtain regular progress reports.
8. New Business:
    a. Ideas for changes to the Annual Homeowner Meeting:
        i. Recognizing homes for landscaping
        ii. Raffle
        iii. Photo contest
        iv. Speakers from community like forest service, the usual suspects have been requested: Town Manager, Police, Fire chief, Water district
    b. As a recognized Firewise Community by the National Fire Protection Association (NFPA), and in the best interests of keeping our properties and residents as safe as possible, the Timber Creek Estates HOA mandates the following as fire mitigation measures, which all homeowners are required to comply with:
        i. Maintain a minimum 5' noncombustible safety zone around the foundation of each home. Rocks and small boulders are the ideal ground cover in this 5' zone immediately adjacent to a home's foundation. Ensure that each deck post/pillar is also surrounded by a minimum of 5' of noncombustible ground cover. Leaf-blow this 5' zone around the home regularly to avoid buildup of anything combustible like pine needles, leaf litter and dead grass. Do not store ANY flammable materials under decks.
        ii. Ensure that ALL gutters, and roofs (particularly roof valleys) are free of pine needles and leaves. Gutters and roofs should be inspected at least annually.
        iii. Weed-wack all grasses/weeds, as required, to ensure that this type of vegetation is not allowed to grow more than 6"tall within at least 30 ft from any structure. Tall weeds and grasses serve as the primary fuel

source for wildfires, so it is wildly important that this maintenance be performed.

iv. Eliminate all "fuel ladders" on the property. A fuel ladder is firefighting term for live or dead vegetation (tall grasses, shrubs, low-lying tree branches, small trees) that allow a fire to climb up directly from the landscape or forest floor up into the canopy of a tall (20+ foot) tree. Maintain a minimum 6' of clearance from the ground to the lowest limbs of tall (20+ foot) trees within 100 ft of any structure.

v. Remove all dead-standing, dead-down, and diseased plant material from within 100' of your home.

9. Old Business:
    a. Review of the ARC guidelines against the covenants for some board members is still to be completed.
        i. Nick Konz and Sandy Peif agreed to type up the Architectural Guidelines to include the latest requirements discussed in our recent board meetings.
    b. Noxious Weeds: Eric Vadla Proposed that we start weed inspections July 10, and notices will include the Firewise wording.
    c. Home Maintenance by Rick Cummins Inspections will start later this spring/summer Guenther Dziuvenis and Steve Schiell volunteered to help Rick with this effort.
    d. Fire Mitigation:
        i. Guenther Dziuvenis will contact the town to learn if any homeowner has requested a fire mitigation grant so that the HOA board can get an idea of homeowners that might request funding from the HOA this year.
        ii. It is noted that due to maintain Firewise recognition, Guenther Dziuvenis will need to track items that community has done, such as number of hours spent by homeowners mowing or performing weed control activities.
        iii. Guenther Dziuvenis will choose location to place the Firewise signs
        iv. Guenther Dziuvenis will include a write up for the annual meeting packet.
10. The annual meeting will be July 19, 2025 at 10:30AM at Schiell's house,
    a. Steve Schiell contacted Whiskey Star in regards to catering and submitted a deposit to Tents and Events for the tent and chairs to be set up at his house for the event.
    b. Sandy Peif will have Overlode send our meeting packet to homeowners around June 14-16th.
11. Next Board Meeting will be on Aug. 5, 2025 at 4:00 p.m.
12. Motion to Adjourn: Eric Hann, Second Eric Vadla. Passed unanimously