

**TCE Board Meeting
March 4, 2025**

1. Meeting called to order by President Stephen Schiell at 5:05 p.m.
2. Roll call taken by Secretary Nick Konz, members present: Eric Hann, (arrived at 5:20) Rick Cummins, Sandy Peif, Guenther Dziuvenis, Eric Vadla, Stephen Schiell, and Nick Konz.
 - a. Motion to Have the following agenda changes by Sandy Peif, seconded by Guenther Dziuvenis:
 - i. Change wording of item 3, "Community Comments" to "Open Forum"
 - ii. Eliminate closed session
 - iii. Add the following items of discussion and renumber accordingly:
 - a. Confirmation of annual meeting
 - b. Confirmation of next meeting
 - c. Motion to Adjourn
3. Open Forum:
 - a. It is asked that requests of homeowners to join the board meeting occur at least 24 hours in advance.
 - b. Website will note the dates and time of the next meeting.
4. Motion to approve January 7, 2024 meeting minutes by Guenther Dziuvenis, Second by Eric Vadla. Passed unanimously.
5. Treasurers Report by Rick Cummins: Sandy Peif motioned to accept the treasurer's report, seconded by Guenther Dziuvenis. Passed unanimously.
6. Architectural Committee: Rick Cummins. Motion to accept the report by Guenther Dziuvenis, second Eric Vadla. Passed unanimously.
7. New Business:
 - a. Guenther Dziuvenis announced that TCE is now on the Firewise neighborhood map. <https://www.nfpa.org/education-and-research/wildfire/firewise-usa/firewise-usa-sites> . The town has agreed to mount our Firewise signs in the neighborhood. He noted that wildfire fire fighters actually look for these signs and protect these neighborhoods as a priority. He proposed the following Firewise safety requirements as discussed with fire chief be added to the ARC guidelines:
 1. Create a noncombustible 0-5' zone. This zone is closest to the house and is considered critical to a home's survival. This zone should not have any wood mulch or combustible vegetation which is a big change for folks wanting the traditional foundation plantings. Rocks placed in this 5' zone (and fully covering the 5' zone) are ideal. Leaf blow the 0-5' zone around your (monthly during the spring, summer, and fall months) to avoid buildup of pine needles, leaf litter and dead grass within this most important fire mitigation zone.
 2. Clean out your gutters and clean off your roof annually.

3. Remove all dead standing, dead down and diseased plant material within 100' of your home. 100' is chosen due to the sloping nature of our lots.
4. Weed Wack grasses within 30' of the homes to ensure that grasses are not more than 6 inches tall. Many people want that natural, low maintenance look but grasses are THE primary fire spreader so they should be kept short near any structure.
5. Eliminate all "fuel ladders" on your 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 tree. Maintain a minimum 6' of clearance between tree limbs and the ground.

It was noted that patio furniture cushions are flammable and should be kept inside during fire danger. Also combustible materials like stacks of building materials or firewood should not be kept under decks. It was suggested that a video from Firewise be shown at the annual meeting. Steve Schiell to take the action to send these items to Legal for concurrence.

- b. Spring Summer Newsletter: Sandy Peif will try to get it published prior to the end of March since there will be a fire mitigation reminder and it will allow some times for homeowners to apply for the grant, some ideas for the news letter is for board members to provide articles of interest, also it was suggested to provide a short introduction for new homeowners if they would like, add notice about the annual meeting and also that the Town of Blue River (TOBR) is requesting that all have 911 street number added to homes, which is a free service completed by the fire department.
 - c. (Following items c, d, e, f, g, are also in TOBR newsletter) Discussed 911 street numbers (see above as discussed in newsletter session item).
 - d. Defensible space grants application time line is coming soon
 - e. Note that TOBR is offering a \$150 for homeowners to get bear proof trash bins
 - f. TOBR will provide \$150 for night sky friendly bulbs and shields.
 - g. TOBR is offering \$1000 towards home hardening against wild fires (drip lines preparation and landscaping within 30 ft of structures, etc.).
8. Old Business:
- a. ARC guidelines will be sent to Legal after updating for Firewise items.
 - b. Review of the ARC guidelines against the covenants for some board members is still to be completed.
 - c. Noxious Weeds: Eric Vadla Proposed that we continue with our positive encouragement campaign for homeowners to pull the weeds each summer.

- d. Home Maintenance by Rick Cummins, information will be provided in our newsletter, it was suggested that a follow up email be sent to the homeowners that were notified of items needing attention last year. Nick Konz volunteered to help Rick with this effort.
 - e. Fire Mitigation: Guenther Dziuvenis had no further discussion as it was covered in the new business section.
9. The annual meeting will be July 19, 2025 at 10:00AM at Schiell's house, Steve Schiell took the action to contact Whiskey Star in regards to catering.
 10. Next Board Meeting will be on May 13, 2025 at 5:00 p.m.
 11. Motion to Adjourn: Nick Konz, Second Eric Vadla. Passed unanimously