

**TCE Board Meeting
January 30, 2024**

- I. Meeting called to order by President John Katok at 4:00 p.m. Roll call taken, members present: John Katok, Eric Hann, Rick Cummings, Sandy Peif, Eric Vadla, Guenther Dziuvenis, Stephen Schiell.
- II. Approval of December 12, 2023 minutes: Presented by Stephen Schiell, Secretary. Motion to approve, Eric Hann, Second Eric Vadla. No discussion, Motion passed unanimously.
- III. Architectural Committee Report: Presented by Rick Cummings. There are three current new-builds that are occurring. Parking by construction workers is o.k. if parked alongside of road, but must be parked off of the road. Motion to approve, Stephen Schiell, Second to approve Sandy Peif. Motion passed unanimously.
- IV. Treasures Report: Presented by Rick Cummings. There were no changes at this time compared to the December report. Motion to approve, Eric Hann, Second to approve Guenther Dziuvenis. Motion passed unanimously.
- V. Old Business:
 - a. Fire Mitigation: Guenther Dziuvenis: Moving forward to make our neighborhood a Fire Wise Community. Application will be sent in. To become a Fire Wise Community, you must have: 1. Risk Mitigation Plan – This has already been done by the Red, White and Blue Fire Department Chief Matt Benedict. 2. The Community must have a plan. Has to have a reporting of how much money was spent in the community the previous year. April 12, 2024 is the deadline for the Summit County’s Fire Mitigation Incentive Applications. The application must be approved by the county in order to receive the Town of Blue River and Timber Creek HOA incentives. This information will be in the Spring Newsletter.
 - b. Homeowner maintenance: Rick Cummings: Notifications of work needed will be sent out by March 1, 2024. This initiative will be included in the Winter Newsletter. Homeowners will need to have a plan presented to the Architectural Committee by August 2, 2024.
 - c. Noxious Weeds: Eric Vadla: Pictures will be taken sometime in July and homeowners will be notified asap so homeowners can take action by August 1, 2024. Notification will include contact information of the Boy Scouts if the homeowner wants to contract them for help to remove the weeds.
 - d. Chain up station/by pass lane: John Katok: Scott Price from the Water Board has contacted the Colorado Dept. of Transportation (CDOT) in regards to the fact that they have not done an environmental study of the impact to the area and that CDOT has never identified the water wells on any of their documents that supply our community’s water. CDOT has informed Scott Price that any communication with the Department will need to go through the formal process of a CORA Request for public information.
- VI. New Business:
 - a. Spring Newsletter: Sandy Peif: Will be completed and sent out by mid-February.

- b. Colorado State Bill SB33: John Katok: Sales Tax Rates (STR) could be increased by 400% throughout Colorado with devastating impact of \$1.6 billion to mountain resort towns of revenue. This could cause a 40% loss in jobs within the state due to closing businesses. Additionally, tax increases for all homeowners, and this could significantly lower all home values.
 - c. Homeowner Communication: Further communication will only occur through email.
 - d. DORA Records: The presentation went through 19 topics of mandatory records to be managed by all HOA's, and the need to upgrade and make better our current Dropbox repository. Sandy Peif will meet with Stephen Schiell to coordinate the implementation of the Dropbox repository. John Katok will keep the Board updated.
- VII. Next Meeting: April 2, 2024 at 4:00 pm.
- VIII. Adjournment: 5:22 pm. Motion to adjourn: Eric Vadla, Second, Sandy Peif. Motion approved unanimously.

FYI: Stephen will not be available on the date of our next meeting.