

Timber Creek Estates
Annual Meeting
July 18, 2026

1. The meeting called to order by Steve Schiell at 10:30am on Saturday, July 18, 2026.
2. Steve Schiell asked for a roll call of the board members and the following were in attendance: Eric Hann, Rick Cummins, Sandy Peif, Guenther Dziuvenis, Eric Vadla, Stephen Schiell, and Nick Konz. Homeowners in attendance were captured on the sign in sheet, and homeowners in attendance via Zoom were captured by Sandy Peif. Twenty five (25) homeowners were in attendance in person, with nine (9) additional homeowners attending the meeting via ZOOM. Three (3) homeowners not in attendance submitted proxy votes. Note that 16 additional family members attended and were not counted above.
3. Approval of 2025 minutes – Nick asked for a motion to accept, motion was made by Judy Dziuvenis, seconded by Gary Bare and unanimously approved.
4. Year in review – Steve welcomed the owners to the meeting and gave a summary of the Board's activities over the past year, highlighting the updates to fire mitigation requirements and invasive weed mitigation approved in the previous year.
5. Treasurer's Report - Rick Cummins reviewed the Financial Report highlighting those areas of interest stating that we had healthy bank balances due to everyone paying their dues. There is one construction deposit in the books that could be refunded this year depending on progress of the build.

John Selstrom asked if there were lingering legal issues – Rick responded that there are no lingering legal issues at this time.

Motion to approve Treasurer's report by Mary Bare and seconded by Jim Peif and unanimously approved.

In the budget for next year the primary proposed expense is \$30k for fire mitigation grants.

Gordin Mannin asked if a homeowner could request grants over multiple years, the response was yes, as long as we have the program and budget.

Jim Sloan alerted homeowners to the fact that to obtain County or town grants, you should apply a year ahead.

Cindi Pilling asked if the HOA could perform fire mitigation on another owner's property, the response was no due to legal issues.

John Selstrom motioned to approve the budget, Debbie Becker seconded, passed unanimously.
6. Architectural Committee's report - Rick reviewed the Architectural Committee Report highlighting that homes identified for requiring maintenance last year performed the requested work. He also asked homeowners to please use the request form for outside work.

Debbie Becker asked if there was a definition for landscaping, the response is that landscaping is not well defined beyond town's requirements for native plants, hydroseeding after construction, and not putting plants within 5 ft from the structure.

John Selstrom noted that he had to submit a landscaping plan for approval when building his home, which is true and it was noted that his landscaping is quite nice. He also noted that the first home entering the neighborhood that has no landscaping, puts a bad impression to visitors coming into the neighborhood.

Cindi Pilling asked about the application of landscaping to fire mitigation, which is essentially that any landscaping needs to conform to the fire mitigation requirements, such as tall grasses or trees near a home.

The motion to approve the architectural committee report was given by Jim Sloan and seconded by Cindi Pilling. It was then unanimously approved by the homeowners in attendance.

7. Current business

- a. Fire mitigation: Chris Turturici (Wildfire Specialist with Red White and Blue Fire Department (RWB Fire))
 - Noted that we had a dry winter, and that it is worse than you can imagine.
 - They are supporting the Aspen fire as well as the Leadville fire.
 - They have a 4 point program:
 - i. Spring cleanup, removing combustibles within 5 feet of your home
 - ii. Summer cut and clear within 30 ft of your home and limb up tree branches.
 - iii. Create custom plan for home hardening
 - iv. Prepare for evacuation.
 - Jim Becker asked if RWB Fire would help in assessing their home, response is yes, also Guenther Dziuvenis who is certified in Firewise can be used.
 - Allison Putney asked if HOA Fire Mitigation assessments were being done by members going on private property, the answer is no, it is done by observing from the street.
 - Gordin Mannin asked he could burn his slash, the response is yes, but you must have a fire permit and fire pit screen. Controlled burns are not allowed within TOBR limits. Note fire permits aren't being issued currently due to the restrictions.
 - Nick Konz Asked about how to report violations to the level 2 fire restriction such as smoking, Officer Kruse responded that you need to call the non-emergency dispatch number.
 - Mark Mrky asked about homeowners insurance discounts for Firewise, the response was that some will give a discount some do not. Nick Konz responded that he got a \$50 discount from USAA.
- b. TOBR update: did not occur as a representative did not attend.
- c. Police Update by Corporal Kruse:
 - Only Recreational fire are allowed with a permit, and no STR guests may have a fire.
 - There are four officers on staff including the Chief
 - The Tarn is open with a permit, there is a new system this year.

- 45mph has been great as the severity of accidents have dropped dramatically
- The non-emergency dispatch number is 970-668-8600 and is the best way to get action on code violations
- Jim Becker asked about crime, and the response was mostly traffic issues and a stolen fire restriction sign. Although there is one outlier homicide from July 2025.
- Jim Peif asked about engine brake noise from trucks coming down from Hoosier pass. The response is that is low on the priority list.
- There have been less wildlife accidents
- Gordan Mannin asked if anything can be done about Saturday morning skier traffic, the response was that there is not much that can be done.
- John Donahoe asked if we can do anything about speeding in the neighborhood, response is that she can sit by the town hall or set up the electronic sign.
- Jim Sloan suggested speed bumps, but that will interfere with town plowing.
- Ron Sosnowski asked about STR violations, response is that they usually attack from an education point of view
- Cindi Pilling noted that 160/170 WPC is an unlicensed STR property, TOBR is actively working that issue.

d. Water District update – Scott Price/Jon Drees;

- We have a really bad drought, but both wells are full and recharging. Voluntary water restrictions in place, we have plenty of water rights.
- For the water meter project, 40% of the meters are installed. After all are installed, the district will collect a year of data and then determine how the users will be charged. Jim Sloan asked if we can get a report of how one homeowners usage compares to the total neighborhood usage. The district will look into creating that report.
- This year the district created a master plan for managing future capital expenditures and possible maintenance. The final report should be ready this week.
- There will be continual testing for PFAS. PFAS is Per- and Polyfluoroalkyl Substances or man-made forever chemicals like Teflon. This phenomenon is rather new and is still being studied, the government is putting in a regulation that is yet to start officially, we are trying to get ahead of it. The first test showed very little PFAS, (just above the amount measurable which is 4 parts per trillion) the second test showed none, and there is thought that the way the first test was conducted that there was an error. Another test will be conducted soon and then will continue until a trend is developed.
- Allison Putney asked if there was fluoride in the water, the response was no, only thing added is chlorine.
- There is a source water protection group that the district is participating in. Their primary concern is pollution from septic systems up stream
- John Selstrom has a worry that chemicals from the highway could be getting into our water supply.
- John Donahoe asked about the white residue, the response is that it is most likely magnesium, Jim Sloan mentioned that it could be removed with a home water filter.

- Cindi Pilling asked if a water tank was in the plan, the response was yes, ROM is \$750k. There may have been a tank at one time, but it was removed to make room for selling another lot.
- e. Noxious Weeds – Eric Vadla; Eric noted that the primary concerns are the crazy daisies, and the thistle. He explained that these should be pulled, from the entire lot, and not cut down. If pulling them after they have flowered then they need to be bagged to keep seeds from spreading.
- f. Property maintenance – Rick discussed this item during the architecture report.
- g. Discussion about upcoming HOA vote on capping short term rentals:
 - Steve Schiell noted that members should receive the ballot next week. This will be a change to the covenants, and to pass would require 66% of the membership to vote “yes”, non-responses will be considered a “no”. Any licenses above the cap at the time of the vote would be grandfathered in.
 - Jim Becker asked if it was legal, response is that the HOA’s attorney has been included in the ballot proposal
 - Ty Bowman suggested a different strategy should be implemented rather than capping licenses; for example requiring a property manager.
 - Sandy Peif expressed her tiredness of being the police and reporting issues to property managers.
 - Terry Freeman said he is not planning on renting, but to be careful about potential legal issues, as this could inadvertently affect economic values of properties, and also affects peoples’ rights for developing income from their assets.
 - John Selstrom agreed with Terry Freeman’s statements.
 - Ron Sosnowski obtained some research from local realtors which said that Peak 7 properties had a 40% drop in value from before the Breckenridge cap until after, although some of that drop was due to other factors such as the increase in interest rates, so maybe 25% could be attributed to the STR cap. It is known that TOBR is working on STR issues, perhaps we just wait and see what they come up with before proceeding. There are some issues to resolve, like how to enforce or who pays for that enforcement.
 - Paul Morgan said that it isn’t right to make changes that will affect the value of their assets, and that it would be more suitable to attack the root of the problems that STR are perceived to cause.
 - Guenther Dziuvenis said that we probably shouldn’t trust realtors as they have a conflict of interest, noting that after a neighborhood reaches a point where STRs are saturated, that home values go down.
 - Brenn Dunphy noted that the HOA board has an obligation to not create separate groups within the HOA and also has an obligation to protect home values.
 - Elisa Vadla stated that owners that want income from their property have a choice to do long term or short term renting, and that with short term a poor behaving renter will at least be gone in a week or so, where a poor behaving long term renter is there for a longer period. There is a problem with the town failing to enforce codes

- Barry Brower said he hasn't had complaints, he also found that when he dropped his occupancy rate down he had a lot less problems.
- Gordan Manin said he doesn't think we would lose property value by putting a cap, and he doesn't think we should just let the town act. Suggested people talk to their town trustees to let them know their opinions.
- David Vodonick questioned is the grandfather clause? This limits competitiveness.
- Cindi Pilling stated she isn't against STRs, but mostly against mismanaged STRs, especially when they drop rent prices in order to fill the unit, and then getting undesirable renters.
- Jim Peif suggested folks drive into Spruce Valley, which does not allow STRs, and said that you will find that their values are much higher, and we should not compare TCE to Peak 7.

8. Owners comments:

No additional comments at this meeting.

9. Board elections:

Three board positions are open for the next period. The current seats are held by Stephen Schiell, Rick Cummins, and Sandy Peif. Each of them expressed a desire to remain on the board. No other nominations were proposed by the floor. Terry Freeman motioned that we accept the current slate of nominees, seconded by Gary Bare, passed unanimously.

10. Next Proposed Annual Meeting – July 17, 2027 – Steve Schiell thanked everyone for their help Especially Elisa Vadla and Janet Scheill. Then gave out the door prizes which were table centerpieces, gift cards to Whiskey Star and a cookie place.

11. Adjournment and Barbeque – Bob Kumgai motioned to adjourn, Gary Bare seconded, passed unanimously.