

**TCE Board Meeting
Oct 7, 2025**

1. Meeting called to order by President Stephen Schiell at 4:02 p.m.
2. Roll call taken by Nick Konz, members present: Eric Hann, Rick Cummins, Sandy Peif, Guenther Dziuvenis, Stephen Schiell, and Nick Konz; Eric Vadla was absent.
3. Nick Konz motioned to approve the August 5 2025 meeting minutes, seconded by Sandy Peif, passed unanimously.
4. Open Forum, those wishing to speak have 3 minutes each:
 - a. No homeowners contacted Steve to join, thus this agenda item is cancelled.
5. New Business:
 - a. Fire Mitigation Grants:
 - a) Currently, the HOA is providing grants for homes that have a grant approved by the town.
 - b) The board is considering expanding the grants to homes that were previously approved by the town/county grants, and require additional mitigation for dead or downed trees as well as home hardening. Tree treatment for spruce/pine beetles would not be covered.
 - c) Nick Konz motioned to write up a proposal of what would be covered and how it would be managed, Guenther Dziuvenis seconded it and was passed unanimously.
 - d) Discussion on what would be budgeted and what amount the HOA could afford. Currently the HOA has about \$60,000 in cash, and there is very little risk that we would need that beyond a major legal issue.
 - e) HOA would budget \$25,000 for 2026, capped to 20% of the project cost and no more than \$1000 per homeowner.
 - f) Projects would need pre-approval and start after May 1, 2026.
6. Old Business:
 - a. Weed mitigation:
 - a) Eric Vadla has tried a few processes to attack this problem with minimal results. Suggested that he try sending emails with photos of the issue and some strongly worded consequences.
 - b. Home Maintenance – (Rick Cummins) no new updates
 - c. Fire Mitigation – (Guenther Dziuvenis) NFPA renewal is complete, lots of work was completed, TCE is a star neighborhood in the fire district.
 - d. Architectural Committee (Rick Cummins):
 - a) Stephen Schiell motioned to approve report, Guenther seconded approved unanimously.
 - b) Stephen Schiell to send email to Selstrom to set up a walk through and arrange for returning the deposit.
 - e. Treasurer Report (Rick Cummins)- Nick Konz motioned to approve treasurer's report with correction of typo in previous year's total assets amount, Sandy Peif seconded, passed unanimously.
7. Next Board Meeting will be on Jan. 6, 2026 at 4:00 p.m.

8. Motion to Adjourn at 5:12pm: Sandy Peif, Second Eric Hann. Passed unanimously