

**TCE Board Meeting
June 6, 2023**

- I. Meeting called to order by President John Katok at 4:03 p.m. Roll call taken, members present: John Katok, Rick Cummings, Sandy Peif, Eric Vadla, Guenther Dziuvenis, Eric Hann, and Stephen Schiell.
- II. Approval of April 10, 2023 minutes: Presented by Stephen Schiell, Secretary. Motion to approve, Sandy Peif, Second Rick Cummings. Guenther Dziuvenis recommended a change to the portion of the minutes under Home Maintenance Motion passed unanimously. See final recording of April 10, 2023 minutes.
- III. Architectural Report: Presented by Rick Cummings. See attached document. Motion by Eric Vadla, Second by Guenther Dziuvenis. Passed unanimously.
- IV. Treasures Report: Presented by Rick Cummings. Discussion regarding expenses from last year were over budget by approximant \$4,000. The Board is satisfied with the increase of expenses due to inflation. Additionally, there was a discussion regarding expenses for the HOA Annual meeting. Motion by Eric Hann and Second by Guenther Dziuvenis. Passed unanimously.
- V. Old Business:
 - a. Fire Mitigation Report: Presented by Guenther Dziuvenis. Guenther will be doing a walk around TCE with a member of the fire department to evaluate our community for wild fire issues.
 - b. Dark Sky Report: Presented by Stephen Schiell, Eric Hann, and Sandy Peif. There are still 3 homes at non-compliance. Two of the homes are almost ready to have a final inspection.
 - c. Homeowners Maintenance: Presented by Rick Cummings. The next steps are to discuss the issue at the HOA Annual Meeting and send emails to homes that are of concern.
 - d. Noxious Weeds: Presented by Eric Vadla. The next steps are to work with the town of Blue River. Additionally, to present at the HOA Annual Meeting and to send out educational materials.
- VI. New Business:
 - a. Policies: Presented by John Katok. John will be continuing to work with the Boards attorney to tighten/clarify language in our covenants. Our covenants are up to date with changes by the State of Colorado.
 - b. Annual Meeting: Presented by John Katok. A budget of \$3,500 is proposed for the meeting. Motion by Stephen Schiell, Second by Guenther Dziuvenis. Passed unanimously.
 - c. Proposed Annual Meeting Agenda: Presented by John Katok. Motion by Eric Vadla, Second by Eric Hann to amend the agenda by: Item 10. New Business removed. Add a new item #3 to be, Homeowner Comments and to renumber accordingly. Additionally, Homeowners that wish to speak during this time will have two minutes to speak on a topic. Passed unanimously.
- VII. Next Meeting: August 8, 2023 at 4:00 p.m.

VIII. Adjournment: Motion by Guenther Dziuvenis, Second by Eric Hann. 5:19 p.m.

Submitted by Stephen Schiell
Board Secretary