

**TCE Board Meeting**  
**Jan 13, 2026**

1. Meeting called to order by President Stephen Schiell at 4:01 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. Guenther Dziuvenis motioned to approve the October 7, 2025 meeting minutes, seconded by Eric Hann, passed unanimously.
4. Open Forum, those wishing to speak have 3 minutes each:
  - a. Tom Kornfeld requested that the board reconsider his request for a sculpture to be installed in his yard. The original request was denied by the architectural committee earlier in 2025. He acknowledged that he hadn't seen the Town's rules on sculptures and would ask for a variance. Tom had submitted a survey to many of the residents in Timber creek estates, based on the 20 or so responses he received, he felt that since the majority the residents who responded were in favor of him installing a sculpture, that it should be approved by the board.
5. Architectural Committee report – Rick Cummings
  - a. The Davis family believes that their home will be complete in 2-3 months.
  - b. Putneys have submitted a landscaping plan, and it would be approved with some modifications.
  - c. Eric Hann motioned that we approve the Architectural Committee report, it was seconded by Sandy Peif, passed unanimously.
6. Treasurer and Finance Report – Rick Cummins
  - a. The current report shows a liability, but that was due to that a homeowner had overpaid, and it will be corrected next quarter.
  - b. Rick noted that there are changes to our attorney's fee structure that he will share.
  - c. Nick Konz motioned that we approve the Treasure and Finance report, it was seconded by Guenther Dziuvenis, passed unanimously.
7. New Business:
  - a. Lawn ornaments, statues etc. Specifically, a request for a skier monument – Stephen Schiell
    - a) Tom was asked about his survey results. He replied that 10 were in favor of anywhere, 5 were ok if in the backyard, 3 said no, and 5 abstained.
    - b) Rick Cummins replied that the committee was trying to keep the neighborhood consistent and felt that it could become overwhelming if everyone put a statue or sculpture up. He noted that we had to have one homeowner take down a dinosaur a few years ago.
    - c) Nick pointed out that during our discussion we also brought up the fact that several homeowners had types of sculptures, that may or may not have been approved: for example chainsaw bears, rooster, address signs made from skis, and chairlifts.

- d) Steve requested that the board perform a roll call vote, Rick Cummins motioned to have a vote, Sandy Peif seconded. Nick Konz polled the board: Eric Hann- no, Rick Cummins- no, Sandy Peif- no, Guenther Dziuvenis- no, Stephen Schiell- no, and Nick Konz- no Request is denied.
- b. Night lights – Stephen Schiell and Eric Hann
  - a) There is a question about 955 WP outdoor lights being Dark Sky compliant – Steve Schiell and Eric Hann will investigate.
  - b) The Davis home is under construction and has lights casting across the property line. It was decided that at this point with completion near nothing would be done until after construction is complete.
  - c) Indoor lights casting across property lines was discussed, and it was understood that this can be an annoyance, but there really isn't any avenue to control that situation at this time.
  - d) There was some discussion about the rule to turn off lights after 10pm, it isn't an HOA rule, but it is a recommended practice from the Town of Blue River.
- c. Approval of revisions due to state law per our attorney to:
  - a) Notice of Delinquency
  - b) Collection Policy
  - c) The changes don't affect the current rules' intent, basically they are simply wording changes.
  - d) Sandy Peif motioned to approve the changes, Guenther Dziuvenis seconded, passed unanimously.

8. Old Business:

- a. Fire Mitigation Grants:
  - a) Nick Konz will adjust wording to make sure that there is not any reimbursement for costs covered by other entities. He will also include a work process for homeowners to submit their requests, including before and after pictures. Rick Cummins will have the website updated to include that process once approved by the board. The affective date of the program will be Jan 31, 2026.
  - b. There was some discussion on handling non-compliance to our architectural policies, such as weeds and leaning trees. We will follow the process listed in our policies and procedures but first initiated with a friendly email or call to at least make a non-complying homeowner aware of a particular situation.
  - c. Home Maintenance – (Rick Cummins) no new updates
  - d. Fire Mitigation – (Guenther Dziuvenis) Next year we will need to show that the neighborhood has had some education completed for recertification. Guenther suggested a zoom call might work.
  - e. Noxious weeds – (Eric Vadla) No new updates.

9. Next Board Meeting will be on March 3, 2026 at 4:00 p.m.

10. Motion to Adjourn: Rick Cummins, Second Eric Hann. Passed unanimously

