TCE Board Meeting
March 3, 2026

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, Eric Vadla, and Nick Konz.
3. Stephen Schiell requested a closed session to discuss Short Term Rentals. Roll call vote taken by Nick Konz, each board member voted yes to enter into a closed session. Similarly, the closed session ended with a roll call vote each member voted yes to end the session.
4. Nick Konz motioned to approve the Jan 13, 2026 meeting minutes, seconded by Sandy Peif, passed unanimously.
5. Open Forum, those wishing to speak have 3 minutes each:
    a. No homeowners requested to attend.
6. Architectural Committee report – Rick Cummings
    a. Two requests were submitted and approved.
    b. The outdoor sauna request was approved with slight modification in regard to meeting the fire mitigation guidelines.
    c. Sandy Peif asked why Cambier's request for remodel was approved since it won't match the attached unit. Rick Cummins and Nick Konz explained the committee's thought process; the current stucco siding doesn't meet the current architectural requirements in terms of allowable square footage, and the committee agreed that the added cedar siding improves the look of the entire duplex.
    d. Guenther Dziuvenis motioned that we approve the Architectural Committee report, it was seconded by Stephen Schiell, passed unanimously.
7. Treasurer and Finance Report – Rick Cummins
    a. The current assets are similar to last year at this time, it is early in the year and most dues have been collected, also the increase in dues has put us in better shape after last year's added expenses.
    b. 85% of the homeowners used the new electronic payment system.
    c. Eric Hann motioned that we approve the Treasurer's and Finance reports, it was seconded by Guenther Dziuvenis, passed unanimously.
8. New Business:
    a. No actions were needed from the closed session at this time.
    b. It was agreed to make the annual meeting July 18, 2026, with no changes to the format or location other than ordering less food.
    c. No changes foreseen for the fire mitigation grant program.
9. Old Business:
    a. The plan for 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 with pictures or a call to at least make a non-complying homeowner aware of a particular situation.

b. Home Maintenance – (Rick Cummins) no new updates. Sometime this summer Rick and other members will do a neighborhood inspection, it is expected that inspections will need to be annual.
c. Fire Mitigation – (Guenther Dziuvenis) No update.
d. Noxious weeds – (Eric Vadla) Eric will start evaluating in June, decisions will vary based on weed growth at that time and current expected draught conditions.

10. Next Board Meeting will be on May 19, 2026 at 4:00 p.m.
11. Motion to Adjourn: Eric Hann, Second Sandy Peif. Passed unanimously