

2021 HOA Annual Meeting
11:30 a.m., Saturday July 31, 2021

Meeting Called to order by the HOA President John Katok at 11:30 a.m.

- I. Welcome and Introductions of the Board: John Katok President, Vice President Brenn Dunphy (attending on Zoom), Treasure Rick Cummings, Secretary Stephen Schiell, Directors Guenther Dziuvenis, Sandy Peif. Vaughn Elder absent.
- II. Approval of 2020 Minutes: Stephen Schiell reviewed the minutes. Motion Jim Sloand, Second Bob Kumagai. Passed unanimously.
- III. 2020 in review – John Katok
 - a. John highlights were – Dark Sky compliance, web site being revamped, Fire mitigation,
- IV. Financial Report – Rick Cummings Report will be attached
 - a. Overall, the HOA is financially sound with a goal of having approximately a \$100,000 balance, the balance is _____
 - b. Motion to approve treasures report: Judy Dziuvenis, Second – Eric Vadla
Passed unanimously.
- V. 2021 Budget – Rick Cummings – Budget will be attached
 - a. No change in 2021 budget
- VI. Architectural Committee report – Rick Cummings – Report attached
 - a. The community is almost built out, only 3 lots remain
- VII. Water District – Mark Petty
 - a. Timber Creek Estates has its own water rights to two wells.
 - b. The Board is all volunteers that must be registered Colorado voters, currently 2 seats open.
 - c. Currently the bonds that are scheduled to be paid off by 2030 could be paid off within the next 5 years.
 - d. The water district has never had bad water, the non-compliance violations that have occurred are due to not filing reports on time. The Board had to pay a \$4,000 fine to the state of Colorado.
 - e. A home can collect up to 50 gallons of rain water at a time.
 - f. The generator for the water pumps is in place for when the community loses power.
- VIII. Michelle Eddy report from the Town of Blue River:
 - a. The town continues to support any and all fire mitigation that can be done.
 - b. An Eagle Scout has made three benches for the town park.
 - c. Police Chief Ahmet Susic and the town are concerned with speeds in our community. They did do a speed study on Whispering Pines Circle this past summer but didn't find statistics that would warrant additional changes with enforcement. The HOA could do another speed study at their expense.

- d. The Town working with Colorado Department of Transportation (CDOT) has revised their plans regarding a chain up station in front of the town hall on Highway 9. In summary there will be a passing lane put in place that will be used as a chain up station when the need arises. There will not be any lights. This project probably won't occur until 2022.
- IX. Our Fire Captain Benedict reported that they continue to work with homeowners to create defensible spaces at each residence. There still a need to work with the US Forest service to remove fallen trees and extra fuel from the surrounding forest.
- X. HOA Election:
 - a. Homeowners were able to vote in person or to deliver a ballot to our accountant by August 4, 2021.
 - b. Results:
 - Guenther Dziuvenis – 19
 - Eric Vadla – 15
 - Eric Hann – 12
 - Bob Kumagai – 11

Congratulations to Guenther, Eric V. and Eric H. We thank Bob for running for a seat on the Board.
- XI. Proxy votes: Ernest and Consuel Sanchez, Okim Wood, David Vodonick, and Jeff Worlton all designated Rick Cummins as their designee.

Community members in attendance in person or ZOOM:

Joni Freeman, Scott Harmon, Tom Kamfield, Ron Sonsnoski, Michelle Toni, Barry Bower, Jim and Maryann Sloand, David Vidonick, Jim Peif, Judy Dziuvenis, Janet Schiell, Gary and Mary Bare, Greg and Linda Cole, Mark Mirky, Jim and Debbie Becker, Karen and Bob Kumagai, Paul and Beverly Morgan, Marilyn Mooney and Randall Brown, Karen and Will Peiker, Mark Petty, Ted and Cindi Pilling, Karen and Jim Ralston, Elisa and Eric Badla, Donna and Eric Hann, Jim and Mary Ann Sloand, John and Kim Selstrom, Terry and Joni Freedan, Christina Katok.

- XII. Adjournment: Motion Jim Ralston, Second Jim Becker. 1:35 p.m.