

2022 HOA Annual Meeting
10:30 a.m., Saturday July 23, 2022
277 Whispering Pines Circle

Meeting Called to order by the HOA President John Katok at 10:30 a.m.

- I. Welcome and Introductions of the Board: John Katok President, Vice President Eric Vadla, Treasure Rick Cummins, Secretary Stephen Schiell, Directors Guenther Dziuvenis, Sandy Peif. Eric Hann.
- II. Approval of 2021 Minutes: Stephen Schiell reviewed the minutes. Motion to approve: Mary Bair, Second Greg Cole. Passed unanimously.
- III. 2021-22 year in Review - John Katok
 - a. More homeowners became involved with fire mitigation grants, 35 as of now.
 - b. The Board and Town have worked together to slow down car traffic within Timber Creek Estates.
 - c. Dark Sky compliance is a priority for the Board. The Homeowners were advised by letter last year to get their outside lights compliant to Dark Sky standards with a Board incentive for reimbursing homeowners \$150 if completed by July 1, 2022. Unfortunately, there are many homeowners that are still working on it on are not in compliance. The Board had informed homeowners that fines are a possible step to enforce this expectation.
- IV. Treasures Report – Rick Cummins (Entire Report is online)
 - a. Ended 2021 with a balance of \$115,608 compared to \$119,128 in 2020.
 - b. Assets for 2022 are \$125,106 compared to \$128,557 at this point in 2021.
 - c. Motion to approve, Judy Dziuvenis, Second, Gary Baier. Passed unanimously.
- V. Architectural Committee Report – Rick Cummins (Entire Report is online)
 - a. Since last year 3 homes have been completed.
 - b. The Committee is responsible for how homeowners maintain the outside of their homes, please be aware of yearly maintenance requirements.
 - c. There are 5 projects being overseen by the committee.
 - d. Motion to approve, Alan Bliesmer, Second, Jim Becker.
- VI. Board Initiatives:
 - a. Fire Mitigation – Guenther Dziuvenis
 1. Grants are available to help with cost.
 - b. Dark Sky – Sandy Peif
 1. Martie Semmer, a Blue River resident, presented information on Dark Sky standards to help educate the Timber Creek Estates community. Martie also handed out brochures from the National Dark Sky Association.
 2. A high priority for the Board, outside lights.
 - c. Website updated – Rick Cummins and Sandy Peif
 1. Website has been updated and remodeled.
 - d. Community Directory – Eric Vadla

1. The Board appreciates that all homeowners try to keep their contact information up to date for the Board. There are two listings, one for just the Board. This information is only for the Board Members. The second listing is the Homeowners directory, which is shared among those who participate with their information. This is so that homeowners can communicate with each other especially in case of an emergency.
- VII. Water District Report – Mark Petty
- a. Many Projects have been completed this past year to ensure that our water is excellent.
 - b. Paper work has been completed in a timely manner, no state violations since this have been completed.
 - c. Updating of the pump house is an ongoing process. Pumps have been replaced/repared was a major expense this past year.
- VIII. Town of Blue River update:
- a. Michelle Eddy, Town Manager, was not able to attend, but gave a written report. Highlights are; CDOT chain up station, short term rentals (39% of homes in our HOA are short term rentals, 24% in Blue River)
 - b. Police Chief Ahmet Susic attended and gave his report on traffic enforcement and community issues.
 - c. Captain Benedict was unable to attend, he had the wrong date, so our firemen were unable to attend. Paul Semmer, a retired Colorado State Forestry Manager did provide a good update of the state’s plan for fire mitigation in all areas of the Ten Mile Range
- IX. Board Elections:
- a. There were no additional nominations for the Board.
 - b. Motion by Mark Petty, Second by Gary Baier to except the slate of Directors as presented for the next two years. Passed unanimously. John Katok, Rick Cummins, Stephen Schiell, and Sandy Peif.
- X. Community Members in Attendance totaled 46 present, and 4 on Zoom for a total of 50. This is a new record for the HOA Annual Meeting, surpassing last year of a total of 42 in attendance and 5 on Zoom. The HOA Board appreciates the growth and interest in our HOA. The HOA is for all of our mutual benefits.

Jim and Mary Ann Sloand, Paul and Maric Semmer, Eric and Donna Hann, Heidi and Scott Pars, Judy and Guenther Dziuvenis, John and Christina Katok, Stephen and Janet Schiell, Gary and Mary Bare, Nick and Heather Konz, Marilyn Mooney, Johnathon White, Greg and Laurie Cole, Jim and Sandy Peif, Cindi and Ted Pilling, Suzan and Mark Petty, Rich and Marshella Davis, Barb and Ron Sosnowski, Joni Freeman, Jim and Debbie Becker, Karen and Bob Kumagai, Scott and Heidi Davis, Jason Lawrence, Elisa and Eric Vadla, Karen and Will Peiker, Allan Bliesmer, Norely Cherreton, Rick Cummins.

- XI. Adjournment:

- a. Motion by Gary Baier, Second by Bob Kumagai. Passed unanimously and on time at 12:30 p.m.