

**TCE Board Meeting
December 13, 2022**

- I. Meeting called to order by President John Katok at 4:00 p.m. Roll call taken, members present: John Katok, Eric Hann, Rick Cummings, Sandy Peif, Eric Vadla, Guenther Dziuvenis, Stephen Schiell.
- II. Architectural Report: Rick Cummins reported that there are ongoing projects, no changes since last meeting. One homeowner's proposed detached garage was denied, awaiting package with all the details. Discussion about construction crews working on Sunday. John Katok will be talking to Michelle Eddy regarding the duplex at 160 WPC confirmed to be in compliance with the 35-foot height restrictions as raised by one homeowner, which Michelle did confirm the next day that ToBR Inspectors did measure and approved. Motion to approve: Eric Hann, Second Sandy Peif. Passed unanimously.
- III. Treasure's Report: Rick Cummins reported that the HOA is financially sound. HOA dues should be out on January 1, 2023 for \$150. Rick is planning to move the banking accounts to Bank of the West, here in Breckenridge, and need officers to sign new account documents to access. All CDs are at between .375% and .5 they will be transferred to new ones with rates at 2%. Motion to approve: Eric Vadla, Second Sandy Peif. Passed unanimously.
- IV. Old Business:
 - A. Fire Mitigation: Done for 2022.
 - B. Dark Sky: 11 homes not in compliant at this time. Moving forward with fine notifications. Motion: Sandy Peif Second Guenther Dziuvenis. Passed Unanimously.
 - C. Homeowner Maintenance: John Katok and Rick Cummings will go check with legal to see what would need to be added to Bylaws to be able to enforce this concern of homeowner maintenance.
 - D. Noxious Weeds: Check with town for any policies they have. Eric Vadla will follow up on this item.
- V. New Business:
 - A. John Katok will check with legal for adding a policy for Zoom Meetings.
 - B. International Dark Sky: No interest from the Board to pursue this.
 - C. Wildlife Feeding: Covenants prompted John Katok to research state law which only prohibits feeding large game animals. The ToBR indicated that TCE homeowners were fine with feeding smaller animals and birds including Fox. Will continue to inform our community that it is best not to feed the larger animals.
 - D. Subdividing property at 160 WPC – one homeowner raised concerns about the application for subdividing the property with the duplex currently under construction, potential to have two new driveways from the Highway 9 side, why so later to request approval with emergency approval, possibly allowing for two additional residences on the same property. Could not read the plat for actual wording details.

- VI. Next Meeting: February 15, 2023 at 4:00 p.m.
- VII. Adjournment: Motion Stephen Schiell, Second Eric Hann, at 5:15 p.m. Passed Unanimously.