

**TIMBER CREEK ESTATES**

**BLUE RIVER, COLORADO**

**2017 ANNUAL HOA BOARD MEETING**

**SATURDAY, JULY 22, 2017 – 10:00 A.M.**

**AGENDA**

**1. CALL MEETING TO ORDER - BOARD/ATTENDEE INTRODUCTIONS**

- Board members Steve Lapinsohn, Sandy Peif, Guenther Dziuvenus, and Rick Cummins (via phone) attended
- 16 total in attendance (11 total homeowners)

**2. ANNUAL FINANCIAL STATEMENT AND CONDITIONS**

- Rick Cummins, Treas., presented Report August, 2016-August, 2017, indicating another good year in 2016 with bank balances strong at \$104,074 in cash and equivalents. Year to date January through June, 2017 balance sheet remains very strong. We have successfully executed on our 5 year Plan to increase overall balances and have now completed the last year of HOA fee increases per that Plan, resulting in a healthy overall operational budget.
- Based on that review it was recommended, motioned and approved to keep our current annual dues of \$250 for the upcoming Year.
- Overall budget was approved

**3. ACCOMPLISHMENTS**

• **NEW SIGNAGE**

- Steve reported that after a long process of planning, negotiating, and collaboration with utility companies and DOT Condos, new, first class signage will be built to replace the current less appealing signage near the corner of the TCE entrance off Highway 9. It will be aesthetically attractive surrounded by boulders and custom design, with lighting. The builder contracted is the same as the one currently extending the Town Hall. Completion of the sign is expected by the end of summer and will incorporate 'dual' naming of the DOT Condos (8'X3') and Timber Creek Estates (8'X3')

• **MORE DELIBERATE MONITORING OF GUIDELINES AND REGULATIONS**

- In conjunction with Town of Blue River changes to regulations to help curb excessive neighborhood congestion limiting homes to no more than 5 vehicles in designated homeowner parking (driveway and specific parking spaces (no yard parking) at all times, it was encouraged by the HOA to have stricter guidelines in place. There continue to be numerous, ongoing concerns regarding too many occupants in homes of short term rentals, creating congestion, noise, and non-compliance with HOA covenants.
- The result was much conversation surrounding concerns of short term rentals, overall, and discussion to increase communications for supporting a more

cooperative neighborhood and homeowner responsibility. Elaborating on the already "Short Term Renter Guidelines" Posting Sheet that was created in 2015/2016, we will enhance the verbiage to be placed in all homes for rentals (emphasize bear proof trash bins and closed lids, no open fire pits allowed for any renters, etc)

- The HOA members also requested consideration of adopting the TOBR guideline for long term renters' limitation of no more than 2 occupants per bed or 1 per 400 sq ft as and HOA ordinance for SHORT term rentals. Such an ordinance will require a vote by all homeowners. The Board will review.
- Homeowners are encouraged to contact Summit Co non-emergency dispatch as the primary protocol for all Town of Blue River violations, nuisance noise, trespassing, parking violations, etc
  - 970-668-8600
- During Work day hours, the Town Hall may be contacted for other general inquiries
  - 970-547-0545
- **EVALUATION OF HOA WEBSITE**
  - The current website at [www.timbercreekestateshoa.org](http://www.timbercreekestateshoa.org) is in major need of re-design. A web developer has been identified by the Board with the intent of created a brand new website. This is a Board priority.
  - It is important to have an easy to use, accessible website for all HOA homeowners with the ability to post all key information, including meetings, minutes, financial reports, etc that allow for Board members to easily post and edit

#### 4. CURRENT/FUTURE PLANNING

- **WEBSITE IMPROVEMENT/RE-BUILD**
  - Under way, in negotiations with contract vendor
- **ADDRESS SPEED LIMIT (15 MPH) ISSUES AND OPTIONS TO SLOW TRAFFIC**
  - Excessive speeds above the posted 15 MPH continue to occur in the neighborhood by homeowners, renters, contractors, vendors, etc. to the degree of endangering many. The concern was taken before the Town of Blue River, who has agreed to install speed bumps through the neighborhood at the cost of TOBR.
- **HIRING *OVERLODE, INC.* (CURRENT ACCOUNTING FIRM) TO ASSUME HOA COMMUNICATIONS**
  - Consideration is under way to hire services to represent the Board with specific HOA communications to homeowners and taking Board minutes as an administrator. Discussion still in progress...
- **RECRUITMENT OF BOARD MEMBERS**
  - New members agreed to join the Board as additional Board members, bringing the total to 7
    - Mike Minarski, agreed to fill HOA President position
    - Brenn Dunphy, member at large
    - Deb Efird

#### 5. OPEN FLOOR – ATTENDEE QUESTIONS/COMMENTS

- FRIENDLY REMINDER TO CLEAR DOWNED / DEAD TREES AND SLASH ON TOTAL LOT
- FROM THE TOWN OF BLUE RIVER NEWSLETTER:

*"IN THE RECENT WEEKS, WE HAVE SEEN AN INCREASE IN TRASH ISSUES AND VIOLATIONS. A REMINDER THAT YOU MUST HAVE A SECURE BEAR RESISTANT TRASH CAN. THESE CAN BE PURCHASED FROM YOUR LOCAL TRASH COMPANY OR FROM A LOCAL HARDWARE STORE. TRASH MAY NOT BE PLACED OUTSIDE IN THE TRASH RECEPTACLE UNTIL TRASH PICKUP DAY. TRASH RECEPTACLES MUST BE STORED EITHER IN A GARAGE, SHED OR SECURED BY YOUR HOME. IT IS ENCOURAGED TO KEEP IT CLEAN TO DETER WILDLIFE FROM RUMMAGING THROUGH IT EVEN WHEN EMPTY. IF YOU RENT YOUR HOME, PLEASE INFORM YOUR GUESTS OF THESE REGULATIONS. THE TOWN WILL ISSUE FINES TO HOMEOWNERS FOUND IN VIOLATION. THE WILDLIFE IS A VERY IMPORTANT PIECE OF THE TOWN OF BLUE RIVER AND FOLLOWING THESE RULES HELPS TO KEEP THEM SAFE."*

**6. NEXT YEAR HOA MEETING**

- It was offered by homeowner Mike Mrky to host a pig roast for next year's HOA annual meeting to encourage a social gathering. Given the effort involved, and while he has hosted many such pig roasts in his home town, it would only be justified if approximately 40-50 people would be interested in attending such an event. Please consider!

**7. ELECTION OF BOARD MEMBERS**

- New Board members approved

**8. ADJOURNMENT**

- Next HOA meeting (phone) August 7<sup>th</sup>
- Meeting was followed by luncheon