

TCE Annual Board Meeting Minutes

July 21, 2018 – 2:30PM MT

Steve Lapinsohn (former Board President) led the meeting.

Chair Persons Report:

Steve introduced the board, welcomed everyone and also encouraged everyone to consider joining the Board. Historically it has been difficult to find Board members. Those in attendance introduced themselves.

Steve noted that this was one of the largest showings of homeowners he has ever seen at the Annual meeting. Approximately 28 people including the 6 board members were present.

Board accomplishments were reviewed and future planning discussed:

- The new sign at the entrance to the neighborhood is up. The process took 10 years and many hours of Steve's time. It is built on a Utility easement. Timber Creek Estates HOA paid for the sign but the electricity will be paid for by the Blue River Condos. We are hoping to pay to have some additional landscaping done around the sign. We are responsible as an HOA for the upkeep of the entrance sign.
- The new website is up and running thanks to DJ (Donald Jones) from Overlode who is our HOA administrator. The website is www.timbercreekestates.org
- A renter guideline sheet was sent out by the TCE Board to all homeowners. The Board asked that everyone who rents be sensitive to your neighbors and do not overfill your property. The board stated that either Officer Susic (Town of Blue River Marshal) or Officer Flint (Town of Blue River Deputy Marshal) may be called by a neighbor if you do as a nuisance concern within the neighborhood. The Short Term Renter Guidelines can be found on the website www.timbercreekestates.org under HOA Documents.

Report by Officer Ahmet Susic (Town of Blue River Marshal):

Officer Susic spoke to the group regarding speeding. He and his team conducted a survey using a webcam. In one week there were 1700 vehicles up and down the neighborhood entrance. For reference, the highway 9 traffic was also up from previous years of 70,000 vehicles to over 100,000 vehicles passing. Per the survey speeding in Timber Creek Estates is not a larger issue than in other areas within the Town of Blue River. When there are speeders caught there is an equal number of renters/visitors and homeowners and residents. Speeding is not just a renter problem. Officer Susic is going to try and do more with education around the issue of speeding but the team is only himself and Officer Flint so they are limited in what they can do. Office Susic also encouraged anyone who witnesses something concerning to call him or Summit County Dispatch (non emergency 970-668-8600)/if emergent call 911. You can also call the non-emergency number on the town of Blue River website (970-547-0545). They cannot do anything about the reports made after the fact. For example, if you witness someone trespassing call right away.

Public Comment:

An Owner commented that he has witnessed **trespassing** and it is usually a renter. He stated it happens in the summer and winter and renters need to be educated. He has also seen people skateboarding and inline skating on the roads at a high speed and taking the corners fast.

It was noted by Officer Susic that Michelle Eddy, town administrator sends out the rules and regulations for the town of Blue River as well as restrictions around use of the Goose Pasture

Tarn (Tarn). These rules and regulations about the Tarn can be used inside a property to help educate everyone. A comment was made that the Town of Blue River was going to put together a trespassing committee. Another owner also reported they have had trespassing on their property and when "no trespassing signs" were put up by them (the owners) their signs were removed. The owner was wondering if there are trails in the neighborhood and if someone thinks their land has a trail on it. Per discussion of the group the only trail is along the fence line by Highway 9 and it leads to the nearby ski lodge.

Treasurers Report:

The **Financials** were reviewed and hard copies available to everyone present. **Rick Cummins**, treasurer, reported that we are strong financially. Reserves are well built up and we do not have any property to maintain as an HOA and have no current liabilities. Dues for 2018 will actually be decreased to \$150 per property. Previous dues were \$250. A motion to approve the budget was made and seconded. The motion passed and the budget was approved.

Steve Lapinsohn did add that in the past we thought we needed funds to maintain the roads in TCE but the roads are in fact maintained by the town of Blue River. There has been some effort to get speed bumps put in the neighborhood but there are a lot of state regulations around this and this project is on hold for now. This information was related by Ted Pilling who is a TCE resident and also a member of the Town of Blue River board. Several residents have noted incidents of speeding. The speed limit in the neighborhood is 15 miles per hour. There are some more stops signs being put in and also speed limit signs to be added. The signs are just waiting for installation.

Report from Mark Petty, President of the TCE Water Board provided an update on the TCE Water District. For historical reference in 2008 after the developer completed the building in TCE they gave the keys to the water district to the HOA. The HOA borrowed \$400,000 to buy all the rights to the water and completed needed improvements to the water system. Currently the TCE Water Board has approximately \$420,000 in cash. The estimate is that \$300,000 in reserves would be sufficient. The plan is to start paying down the bond and thus eventually eliminate the mill levy that is included in everyone's property tax. The TCE Water District revenues are comprised of 50% user fees and 50% from property tax. The system is actually managed by Rob Theobald. Mark reminded everyone to keep garage doors closed in winter since the cold from an open garage door could cause a broken pipe and water leak. Mark also noted that there are 11 lots still to be developed so it won't be long before the neighborhood is completely built. He also noted that the TCE Water Board is budgeting for pressure reduced valves and also for individual meters on properties, but the board has decided to defer installation at this time. He encouraged others to join the TCE Water Board.

Report from Red White and Blue Fire Department:

Three members of the Red White and Blue Fire Department were present to address issues around fire prevention

- Fire pits on properties need to have a permit which must be renewed annually. The RWB team thought that renters were not allowed to use fire pits. Sandy Pfeif noted that she had spoken with Michelle Eddy who reported that there is no way to discern who is a renter so that is in fact not an official policy. Ted Pilling thought that the permit must be assigned to the renter. The TCE HOA Board newsletter did recommend that homeowners who have fire pits not allow their short-term renters to use them. The size

of a campfire should not exceed 3 feet by 3 feet. Anything larger than that would not be considered recreational and would need an additional permit.

- There is currently a fire ban throughout Summit County. The only open flame allowed is from a gas grill or propane pit which all have turn off valves. No wood burning allowed. No charcoal allowed. Of note, gas fire pits do not require an inspection.
- Homes in TCE are supposed to have an OX box. There is a little box near your garage door. Inside the box are the keys to your house and you can also leave a business card inside the box with your cell/contact number and also the password for any security system that you have. The Fire Department has a master key to all these boxes. The key is kept securely on their truck. It allows them to access your home in the event of a fire without having to knock down your door. If you do not have one the RWB Fire Department will help you get one put on.
- The RWB FD also has a free service of putting reflective street signs on your property. At night this allows them to see your house number. You may request this from them and they will either meet you to discuss where it goes or you can give them permission to decide where to put it
 - Scott, from the RWB wildlife prevention team, spoke to the group. They do offer a free service to homeowners where they evaluate your property as to how to prepare it for fire prevention. He noted that forest fires are getting closer and are inevitable. It is called the Defensible Space Mitigation Program and includes things like trimming, weed eating, and getting leaves off the roof. To schedule or request information e-mail to mitigation@rwbfire.org. It is the discretion of every homeowner to do this or not but he does recommend it be done. There was a discussion about a program in Wilderrest (Silverthorne) to remove a large swath of trees. This was done because the neighborhood was deemed high risk. There is also a government-sponsored project on Swan Mt road. Ted Pilling noted that there is a county grant where you can get a rebate for cleaning out dead trees. There is also a county chipping service that is free and occurs once a year. There is no town ordinance requiring the removal of dead trees. The HOA has no jurisdiction to require anyone to take down dead trees. Sandy Pfeif said that people can contact her for references on good tree cutters.

Elections of New Board Members, Architectural Committee Members and Water Board Members were held.

The positions held by Guenther Dziuvenis and Sandy Peif were up for re-elections. It was noted that terms are for two years. There were a lot of individuals from the group interested in serving. It was noted that we greatly appreciated the service of Mike Minarsky who had step down from the Board and as Board President due to family commitments. A motion was made to approve the list as a slate and that was approved. The covenants state that the HOA Board should not exceed seven people and given that there were more than seven people interested in the HOA board Guenther gracious agreed to step down and not run.

The slate that was approved is as follows:

TCE HOA Board

Stephen Schiell
Vaughn Elder
John Katok

Architectural Committee

Guenther Dzvuienas
Stephen Schiell
Vaughn Elder
Dan Rhishavy
Greg Cole

TCE Water Board

Marilyn Mooney
John Katok
Greg Cole

A motion was made and seconded to keep the Annual Meeting at the same time every summer since more people are in the neighborhood during this time. The motion passed.

A discussion was held about a new development going in near the Ski Lodge just south of TCE. A community forum is to be held in Breckenridge on Thursday, July 26th at 5:30 pm at the county building on Lincoln Street in Breckenridge.

Meeting Adjourned at 4:20 pm