

## HOA Board Meeting - August

### Timer Creek Estates

Attendees – Brenn Dunphy, John Katok, Sandy Peif, Vaughn Elder, and Rick Cummings

1. Last meeting minutes approval - of June 3, 2019, Vaughn Elder made motion, Sandy Peif Seconded
2. Architecture observation/comment- Sandy indicated that the log cabin being built may not have the down cast lighting required and the it looks like the bulbs are extending down below the housing. Vaughn added that several other houses are also lighting up the neighborhood like a Christmas tree. New homes need to comply with the guidelines, so we may need to send letters out as soon as possible, again, suggesting timers, aluminum shielding fixtures, etc.
3. Annual meeting minutes status – Brenn apparently never received a final minutes document. Steve still needs to finalize so that we can officially approve before next July meeting. Vaughn suggested that the board should pre-approve it. Sandy agreed to send a note to Steve. All board members were in agreement to do this.
4. Re-election of board officers- Vaughn made a motion to re-elect the two officers up for re-election, Brenn Dunfey and Guenther D, Sandy seconded. All voted YES, and approved.
5. Architecture Committee Report- Vaughn was the only committee member present. Lighting is still to be addressed by the committee. Sandy added same for landscaping. Contact people doing unapproved work using registered letters. Vaughn asked if we should take action on fines. Sandy reminded that we should adhere to regulations/guidelines, especially on noise, over occupancies, etc.

Rick called in at about 4:20pm. Discussion around how to take action against uncooperative lot owners, fines, letters, liens, etc. He said that we really can't go onto their properties to help clean up, do fire mitigation, etc. due to the liabilities even if they give permission. Need to check that again.

Board needs to hear of a violation and the address. Then committee orders the board to write letters. Vaughn to send prepared letter for board review. Sandy can draft a letter up. Vaughn wants to take action on lighting situation, needs to meet with other architecture committee members and discuss who should take action.

6. Treasurers Report – Rick said there really isn't much to report on this month, and that all finances are still in good shape.
7. Annual Meeting –
  - a. Still need a 2020 date so that we can put into the next Newsletter.
  - b. Where will we hold the pig roast on 2020?  
Time- Brenn suggested start the HOA meeting around 1:00pm, maybe even 2:00pm, not 11:00am so that we can flow easier into the pig roast since the roasting takes more time than originally thought. Perhaps we should start the pig roast around 4:00pm.

8. Fire Mitigation – It was noted that the woman in the last HOA Annual meeting who lives closest to the stop sign, couldn't get into the program even though she wrote in on time, and now wanted to get permission to move on with the work anyway. Others may not even want to participate in the County offers. TCE 's offer was intended to last only two years. Brenn suggested to respond to her stating that TCE is sticking to the original process.

Forest Service Mitigation Project status- per Capt. Benedict, the area on the East side is being pushed for the County, State, and US government to provide funding to get this work started at least. Benedict suggested that TCE HOA complete filling out forms in the meantime to get that work started on Federal land , not TCE properties. The ToBR fire department can't make these types of funding requests. Vaughn volunteered to join Brenn to meet and walk the area. Brenn to set up meetings in August/September.

9. Lodge on the Blue – Tom Lyons, having him call in to the meeting didn't take place ( Vaughn ). Vaughn said that some locals checked into his business recently and found some shady business issues, like being sued in six states ( Florida, Ohio, by several AGs) related to his vacation and time share businesses. ToBR Michelle may have more information on high pressure, not delivering, etc. tactics? Should we invite him to call into the next meeting? Sandy suggest we wait until he starts annexation procedure, and Breen said that the ToBR and County will have to define the situation. The fence belongs to him so you need to walk on the North side. There really isn't a trail on any easement but there is or supposed to be one ( 3130?). Board tabled any further discussion until Lodge on the Blue takes any further action.
10. Fall Newsletter – add rental guidelines, wildlife notices and precautions, not feeding them, trash, hammocks and how they tangled up the moose, hiking trails and not going through people properties, paint ball ( Brenn?) and having CPW postings on moose, bears, etc. Sandy will try to access their sites for the information. Sandy also suggested that we post a sign stating that the TCE is governs this neighborhood. Ask Michelle for advice and ideas.
11. Next meeting moved from October 5 to September 9 at 4:00pm.
12. Any other issues, no.
13. Meeting adjourned, by motion from John, seconded by Brenn