

## **TROA Annual Meeting August 6, 2022**

The Meeting was called to order by Elizabeth Lutes at 11:34.

Board members in attendance were: Elizabeth Lutes, Mike Crouchelli, Brad Treadwell, Mark Blaskovich, Dave Butler, Tim Nichols and Cathy Macklin.

Guests in attendance were: Sherry and Gary Gurholt, Loraine Sufficool, Joseph Crudup, James Thomas, Ruth and Travis Thomas, Del McDaniel, Jenni and Jim Tenzca, Preston Goetzke, Steve Zwart, Patricia and Danny Villalobos, Tom Lutes, Pam Nichols, Kim Garrett, Carrie Bachelder, Robin Linde and Ron Bynum, Christy Hansen, Erika Svor, Lucy and Phil Bryson, Suzi and Ken Rowley and Gary Macklin.

### **Agenda:** Welcome and introductions

- Roads

- Other Ranch Concerns (trash, recycling, weeds, horses)

- Ranch house status and plans

- Caretaker status

- TROA Rules review

- FY 2022 Financial Report

- Proposed FY 2023 Budget

- Board of Director elections

**Welcome and introductions** was conducted by Elizabeth Lutes.

**Roads:** Brad reported that the work on Hilltop should be started by the end of August. Preston has been grading the roads whenever we have gotten rain. Knapweed and thistle are spreading on the ranch and spraying is being done to contain this. A bear was in the dumpster at the corner of Badger and Chimney and Preston cleaned up the mess. **Do Not** leave any items outside the dumpster. The driver will not get out and pick it up. If the dumpster is full, try another dumpster or wait until it has been emptied to place items in. Pick up is done on Tuesdays. Recycling pick up is done on Mondays. Signs are being placed behind the recycle bins to designate what goes into each bin. Patricia Villalobos asked about any guidelines on yards. None in place except to remove noxious weeds. Gary Gurholt asked if he could get some of the gravel at the caretakers to repair washed out places on Badger Road and this was granted.

**Ranch house status and plans/Caretaker:** Preston is currently living in a fifth wheel trailer and he is willing to renew his contract until June 1, 2023. We are looking at options for living for the caretaker which include hiring an outside caretaker for snow plowing or converting the office into living space. We have a bid for this that the Board is evaluating as well as options for financing this. It was deemed too expensive to repair the cabin. The tractor is also aging and plans to replace it have been discussed, but this will be moved to a later date as the caretaker residence takes priority.

**TROA Rules review:** Elizabeth covered rules, which are posted on the Timberdale website. All pets must be under control-no barking dogs and no chasing wildlife. Do not feed wildlife. No shooting of firearms or fireworks allowed in Timberdale. No joyriding on ATVs-only to destinations such as trash or visiting neighbors. It was reported that outsiders sometimes ride in Timberdale and are not observing these rules.

**FY 2022 Report and FY 2023 Proposed Budget:** Mark reviewed the 2022 financial report and stated that we are doing well. All dues have been paid and he thanked everyone for their timely payments. Royalties from the gas wells are doing very well at this time. Dues to remain the same this year. Our expenses are normal being used for tractor repairs and ranch upkeep. We were over on dumpster and recycle due to increases in fees. We will spend all of roads budget and no fire mitigation money to be spent. In the new budget, more was allotted for taxes to be paid for increased royalties from wells. Also, money was moved into dumpster and recycling to allow for increased fees for the new year. The Board recommends the new budget, a motion was made by Travis Thomas with a second by Loraine Sufficool to approve the 2023 budget and was approved unanimously. Jim Tenzca asked where the money would come from to remodel the office. Mark stated this has not been added to the Budget as yet because it is still being evaluated. Possibilities include using so savings we have and a special assessment to homeowners. Updates will be provided as they are made.

Del McDaniel asked about the upgrades to the office. It already has utilities but needs some upgrades such as a kitchen added, paint, etc.

**Board of Directors elections:** Three terms are up for re-election -Dave, Brad and Tim. All are willing to serve again. A motion was made by Del with a second by Loraine and all were re-elected.

**Other:** Dave was asked about fire mitigation and he stated that no funding had been granted at this time but some may come up in August. If so, he will let homeowners know. Danny asked about the burning or chipping of slash and was told this fell thru. Carrie asked about a community compost and is doing research on the possibility of this. If anyone has any information or interest, please contact her.

The meeting was adjourned at 12:24 for the BBQ.