

## **Timberdale Ranch Annual Meeting**

### **August 5, 2023**

#### **Opening Remarks**

Tom Lutes opened the meeting with a discussion regarding the cooperative power of us. He stated that most of us moved to Timberdale for a better quality of life. He encouraged homeowners to work together as neighbors to help each other out and to pitch in and help with all the jobs needs to maintain Timberdale Ranch. That theme was repeated throughout the meeting.

#### **Roads and Snow Plowing**

Brad Treadwell gave a report on snow plowing and road repairs this year. Timberdale received very heavy snow this winter that required bringing in heavy equipment to clear the roads. Brad briefly discussed some of the equipment issues we dealt with last winter and thanked our residents that helped with plowing and equipment maintenance. This year's road work included 900' on Chimney and 700' on Spring Lane.

#### **Financial Report**

Mark Blaskovich reviewed income and expenses for our current financial year, which began in October and ends in September. The Association is expected to receive about \$10,000 more in gas royalties than was budgeted; however, expenditures will be about \$25,000 over budget, resulting in an estimated loss this year of about \$15,000. This overrun was due to larger expenses related to heavy snowfall, moving away from the caretaker model to a paid worker model, and an overall increase in goods and services across all areas. This shortfall will result in reduction of savings by about \$15,000.

Mark then reviewed the proposed budget for the next fiscal year, including an increase in annual dues that was approved by the Board in their last meeting. This increase would generate about \$10,000 in additional revenue to offset a similar increase in costs.

The Board then requested a vote to approve next year's budget, which was approved by the members at the meeting.

#### **Recycling and Trash Removal**

The Board entertained a discussion about the trash dumpsters and recycling, and homeowners provided many comments, both favorable and unfavorable. Making the most of the space in dumpsters by the breaking down of boxes and other bulky materials was encouraged. The Board will continue to explore options to control costs while providing good service.

#### **Architectural Committee**

Mike Crouchelli reiterated that most of the AR requirements we look for are satisfied in the county's plan approval process and that county approved plans is one of our submittal requests along with site plans.

### **Ranch House and Caretake Model**

The Board spoke at length about the replacement of the traditional caretaker model, with a current working team of Board members and two resident employees. The Board then informed the community about the state of the ranch house and the need for rehabilitation if we want to have a future caretaker or tenant occupy the structure. The sentiment of the attendees was that we should restore the ranch house, some favoring a rental tenant and more a return to the quid pro quo caretaker model.

### **Board Positions**

Lisa Brixey, Josh McDaniel and Tom Lutes offered to run for the two open Board positions, and Josh and Brad were elected to the Board.

### **BBQ and Music**

After the meeting was concluded, the members enjoyed a nice BBQ and music.

Thanks to all those who helped set-up for the meeting, provided feedback to the Board, and helped to clean up afterwards!