

Timberdale HOA Meeting Minutes from 09/05/2023

The meeting started at 6pm with all board members present.

The first order of business was election of the officer positions and assigning of responsibilities.

Tom Lutes was elected as President, Dave Butler was elected as Vice President, Mark Blaskovich was elected as Treasurer and Josh McDaniel was elected as Secretary.

Brad Treadwell will be responsible for roads and maintenance. Tim Nichols will be responsible for communication management. Mike Crouchelli will head up the architectural committee, with the assistance of Tim Nichols and Dave Butler.

Mike Crouchelli updated the board on architectural committee activity. He said there have been two submissions for barns. He is still waiting for county approved plans on one location before they go forward. There was also a question regarding fencing around and on properties.

Brad Treadwell spoke about the status of equipment, weed spraying and road repairs. Repairs that had been scheduled on Chimney and Spring were completed, but further repairs regarding drainage on the east end of Badger still need to be done prior to winter. There remains 25 hours of labor and this will be used with Rick Hicks to complete remaining road repairs, as well as any remaining spraying.

Brad also said that a resident had made a request for a stop sign at Pine and Meadow, but the board decided that this was not needed.

Dave Butler spoke about the possible upcoming winterization of the cabin and the board decided it should be done. Dave said that he would facilitate this with Steve. A general discussion regarding repairing the cabin began, with items needing repair being brought up. It was determined by a majority of the board that repairs to the cabin would be done slowly over time to stop the cabin from deteriorating further and fix items over time. It was determined that for this next budget year, \$2500 would be used for cabin maintenance and repairs.

Tom Lutes requested that Mark keep track of unpaid volunteer hours that board members and other were providing to the HOA. It was also decided that these hours would be reported on during the next board meeting. Tim also asked about the need to do something regarding packages left at the ranch house and snow this winter. Several options were discussed about various things to be done to mitigate snow and ice buildup. It was determined that Mike would look into the cost for three textured metal steps with holes for snow to fall through, to replace the three steps on the north side of the covered porch.

Tom Lutes suggested that the next board meeting be sometime during the first week of December 2023, which was agreed upon by all board members.

The meeting was ended at 6:42pm