

A Timberdale Ranch Owners Association

Board of Directors Meeting Minutes

Location: ZOOM meeting via the internet

Date: 07/28/2020

Time: 6:00 PM

Directors Present

Mark Blaskovich, Tim Block, Lucy Bryson, Dave Butler, Jamie Enns, Elizabeth Lutes, Brad Treadwell

Guests Present

Cathy Macklin, Marion Robinson, Josh McDaniel, Loraine Sufficool, Jim Tencza, Peggy Treadwell, LaRae Dotson, Mike Crouchelli, Joanie Hedemark, Gary and Sherry Gurholt, Joseph Crudup and Anthony Savastano (attorney)

Meeting was called to order at 6:05 PM by acting president Elizabeth Lutes. Introduction of guests.

1. Update on revised CCR's voting results given by Elizabeth Lutes
 - a. Participation was very good. Out of 88 homeowners, 81 ballots were returned.
 - i. 75 – Yes votes 6 – No votes
 - ii. Since 19 of the 88 lots in TROA have lien holders, these lien holders have been sent a packet including the updated CCR's for their approval or disapproval. Of the 19 liens, 3 of them are with Bank of the San Juans and they have given their approval. This leaves us with 16 lien holders to hear back from before September 30.
 - iii. If you remove these 16 votes from the 75 yes votes we received, the Board still has the 59 Yes votes required to approve the new and revised CCR's. The CCR's have passed and will be our new governing document.
 - iv. The new CCR's will be recorded as soon as Elizabeth receives confirmation that the Board isn't required to wait until September 30 for the lien holders' responses.
2. Members on the Board
 - a. Elizabeth reported that Jamie will be resigning from the Board because he's moving to the NW.
 - b. Mike Crouchelli has volunteered to fill the vacancy in the Board made by Jamie's resignation.
 - c. A motion was made, seconded and passed
 - d. Mike is the newest member of the TROA Board.
 - e. Mark has volunteered to take on the Treasurer's position
 - i. A motion was made, seconded and passed. Mark is the new Treasurer.
 - f. Dave will take the lead on Fire Mitigation. Jim Tencza offered to help Dave with this because of his past experience.

- g. Mike will be the new head of the Architectural Review Committee.
 - h. Elizabeth and Lucy's Board positions are up for renewal at the Annual Meeting. It's important we have a good turnout to participate in the elections.
3. Weeds
- a. Brad gave a report on weed control.
 - i. Preston has sprayed the horse meadows for Russian Knapweed. It looks like he has been successful in killing most of them but weed abatement is an ongoing issue. The seeds can live for up to 15 years in the soil. Therefore, this process will be a twice a year occurrence.
 - ii. Weed spray will cost several hundred dollars a year.
 - iii. Homeowners are encouraged to control the thistle growing on their private lots.
 - iv. The hand sprayer needed repair and now it's fixed so Preston can drive around and hand spray the thistle on the roads.
4. Fire Mitigation
- a. Mark gave a brief report on Fire Mitigation. Preston has finished his portion of mitigation work and TROA has paid him. It's up to the Board to get the grant rebate. Jamie has sent Dave the grant paperwork since he'll now be handling mitigation work.
 - b. John from Firewise will be out on Thursday to speak to homeowners who chose to have him do their fire mitigation work.
5. Dust on Meadow Lane
- a. Tim spoke with residents of Meadow Lane about the problem of dust. Also, the Gurholts spoke up about the dust issue they have on Badger.
 - i. The Board discussed:
 - 1. Lower speed limit to 15 mph
 - a. We agreed that this was a good place to start.
 - 2. Put up signs about dust and telling people to slow down
 - a. Board will discuss what signs need to be ordered and where they'll be placed.
 - 3. Mag Chloride
 - a. This option is out because a road base of at least 6 inches is required for it to be effective.
 - b. Gary Gurholt is willing to pay for the Mag Chloride for 800-900 feet of Badger. Brad will meet with him on Thursday to discuss this option.
 - 4. Speed bumps/dips
 - a. Board agreed to this and will discuss the best way to do speed bumps. Make them out of road base in the Spring and then remove them before Winter or buy rubber ones which can be laid out in the Spring and pulled up in the Fall.
 - 5. Close Meadow Lane
 - a. Not an option.
6. Jamie signed in on Zoom and Elizabeth recognized him for all his hard work and the huge contribution he made to the TROA Board. He will be missed by all of us that served with him.
7. CCR voting
- a. Elizabeth brought up one more item with regards to the CCR vote..
 - i. The vote is being questioned and the ballots are being officially audited.
 - ii. The Board has operated in good faith and followed the proper process.

- iii. Now that voting is complete, we can expect to see some progress in the lawsuit in which TROA is involved.
- iv. As a consequence of the lawsuit, State Farm is dropping TROA on December 1, 2020. They will still be representing us in the lawsuit.
- v. The Board now needs to find a new insurance carrier and it's very likely that our insurance premiums will be much higher.
- vi. Mark and Dave will start looking into new providers.

8. Financial Report

- a. Mark reviewed the Financial Report
- b. He then reviewed the proposed Annual Budget
 - i. The only big change in this proposed budget will be the cost for the new insurance policy.
 - ii. The cost for dumpsters will increase by 5-7 % this next year.
 - 1. We discussed the option of adding a cardboard recycling can to reduce the amount of waste in the existing dumpsters or adding another trash dumpster.
 - a. We agreed to begin with adding signs to encourage homeowners to breakdown their boxes and to wait until late Monday evening before dumping any type of construction debris. Once again, construction debris is finding its way into the dumpsters!
- c. A motion was made, seconded and passed to remove Jim Tencza and Jamie as the authorized signers on the bank account and add Elizabeth Lutes, Mark Blaskovich and Dave Butler.

9. Annual meeting

- a. Another notice will be sent to remind homeowners.
- b. We encourage people to come even though it won't be like past meetings. Your vote is important.

10. Meeting was adjourned at 6:15