

# A Timberdale Ranch Owners Association

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## *Board of Directors Meeting Minutes*

**Location:** ZOOM meeting via the internet

**Date:** 08/25/2020

**Time:** 6:00 PM

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### **Directors Present**

Mark Blaskovich, Tim Block, Lucy Bryson, Dave Butler, Mike Crouchelli, Elizabeth Lutes, Brad Treadwell

### **Guests Present**

Cathy and Gary Macklin, Marion Robinson, Loraine Sufficool, LaRae Dotson, Gary and Sherry Gurholt, Joseph Crudup and Tim and Pam Nichols

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

1. Election of officers:
  - a. Mark Blaskovich has volunteered to keep the position of Treasurer for the year and Lucy Bryson has volunteered to keep the position of Secretary for the year. A motion was made to accept this, seconded and passed.
  - b. Elizabeth Lutes volunteered to become the President and Dave Butler was asked to be Vice President. Dave said he would accept the position of Vice President. A motion was made to make Elizabeth the President and Dave Vice President, seconded and passed.
  - c. Tim Block will continue in the role of Communications Director.
  - d. Mike Crouchelli accepted the role of Architectural Review Chairman.
  - e. Brad Treadwell will continue to manage Roads.
2. A discussion was had with regards to managing Preston.
  - a. Preston will be submitting his hours weekly to Elizabeth.
  - b. Brad will be Prestons direct contact for managing work to be done.
  - c. Prestons contract is up for renewal on September 1, 2020 so a separate Executive Session Board meeting will be scheduled to discuss this.
3. Roads and Weeds:
  - a. Brad has nothing new to report on roads and weeds other than the weed spraying in the horse meadow appears to have been successful.
4. Fire Mitigation
  - a. Dave reported that the fire mitigation work is about ½ done and should be wrapped up within the next month. John from FireWise will be out next week to start working on private lots.
  - b. Once all of the work is done, Dave will submit invoices for the Grant payment and TROA and homeowners will receive their refunds by the end of the year.

5. Dumpsters/Trash

- a. Mark has researched upgrading our one 6 yard dumpster to an 8 yard dumpster. The price difference will be approximately \$800/year. A question was raised whether we should do this now or wait until we see how the cardboard recycling pilot project goes. We decided to upgrade to a bigger dumpster now, considering how much the smaller dumpster is getting overloaded.
- b. A homeowner has graciously offered to sponsor a cardboard recycling pilot project until the end of the year. If this goes well, then TROA will start paying on January 1, 2021. The fee for this will be \$145/month.
  - i. After much discussion, the Board decided to place the cardboard recycling container at the corner of Pine and Lakeview.

6. Facebook Administrator

- a. Mike Crouchelli reported that his wife Simone would be interested in taking over the TROA Facebook page. It was decided this was a good idea and Simone will be the main administrator and Mark Blaskovich will be her backup.

7. Financial Report

- a. Mark reviewed the outstanding income and expenses that TROA will incur before the new budget goes into effect on October 1, 2020. Depending on the fluctuating income from the gas royalties or the status of the Fire Mitigation refund check, there's a chance he'll have to use some savings account money to cover the expenses.
- b. The new insurance policy the Board is trying to procure is still an unknown for our expenses. We should know within the month what that cost will be. The status of the lawsuit will determine our chances of getting a new policy. TROA will have a much better chance of getting a new policy if the lawsuit is dropped.
  - i. We have 2 potential insurance policies the Board is reviewing.
- c. All dues have been paid.

8. Elizabeth gave an update on the lawsuit.

- a. She has signed a declaration prepared by the State Farm attorney as part of a joinder motion filed with the court on behalf of TROA. This adds TROA to the motion filed by Kaminsky earlier this month requesting a review on the law by a judge given the updated Covenants and Architectural Guidelines. A positive ruling from the judge would result in dismissal of the case and we expect the ruling to occur within the next 30 days.

9. New CCR's will be filed with the County on September 22, 2020 after the 60-day waiting period has ended. There was discussion on whether or not a Board member could do the filing and the majority of the Board agreed we would like our attorney to do it.

10. ARS report:

- a. A Zircon has been placed at a residence on Badger. When the owner was approached about it, she indicated that it would be gone after a few weeks. Mike will follow up on this.
- b. Another resident has a Zircon which needs to be removed and Elizabeth will follow up on this.
- c. The Kaminsky project was discussed. At this point, their house and garage plans have been approved but not their shop plans.

11. An Executive Session Board meeting was scheduled for September 1 at 6 pm to discuss Prestons contract.

12. Meeting was adjourned at 7:05 pm