

TROA Annual Meeting August 14, 2021

The Annual Meeting of the Timberdale Ranch Owners Association was called to order by Elizabeth Lutes at 11:40 a.m. on August 14, 2021. Board members present were: Elizabeth Lutes, Mark Blaskovich, Jim Tenzca, Dave Butler, Mike Crouchelli and Cathy Macklin.

Guests present were: Gary Macklin, Tom Lutes, Preston Goetzke, Anna Kuehl, Del and Linda McDaniel, Joseph Crudup and Marion Robinson, Tim and Pam Nichols, Jenni Tenzca, Brad Treadwell, Simone Crouchelli, James and Lisa Brixey and family, Ron Bynum and Robin Linde, Danny Villalobos, Steve Zwart, Ross Anderson, Amber Smith and Carrie Bachelder.

Guest speakers: Shawna Lagarza and Rob Farino from the Office of Emergency Management.

Jim and Preston covered ranch management and roads. Road work was completed at \$11,000.00. Preston has sprayed the common areas for noxious weeds and asked that homeowners keep up with mitigation of weeds on their property. If you have any questions on what is a noxious weed, you can call Preston.

Elizabeth said there is a new version of the Rules and Regulations on the Timberdale website. The Board implemented a new rule, #10, stating that homeowners may have an RV on their property for no more than 6 months out of a calendar year and no RV dumping may be done in Timberdale. They must be dumped at an approved site off the ranch and not in homeowner septic systems. Also, be sure to maintain control of your dogs. They are not allowed to chase livestock or wildlife.

The Budget for 2022 was presented by Mark. The dues were increased \$100 per improved lot, \$25 per unimproved lot and \$15 for greenspace. The budget includes 2 recycling bins, one for cardboard only and one for everything else except glass. Glass can be taken to TDL with a receipt showing you are from Timberdale Ranch. At some point, we will have to replace the tractor for the ranch. The Board will work on a plan for this in the next year. This may include trading in the tractor, a loan or possibly a special assessment. All dues for 2021 were paid by April 1st. Good job,

everyone! The 2022 Budget recommended by the Board was approved by homeowners in attendance.

Jim introduced Shauna Lagarza and Rob Farino from the OEM and they spoke about evacuation plans and how to be prepared in case of fire. A plan for fire preparedness and evacuation will be worked on over the next few months and presented to residents.

Two Board positions are up for renewal, Mike and Mark, and they are both willing to serve. Also, Tim Block resigned and his position needs to be filled. Jim nominated Tim Nichols, with a second by Elizabeth and he is willing to serve. A paper ballot was handed out and votes taken and all three were approved.

The meeting was adjourned at 1:45 p.m.