

**TCE Annual Meeting Minutes**  
**August 22, 2020 9:00 a.m. – Call in meeting (COVID 19 Health restrictions)**

Meeting called to order by President Brenn Dunphy. Directors present: Rick Cummins, Sandy Peif, Stephen Schiell, John Katok, Vaughn Elder, Gregg Cole, and Guenther Dziuvenis. TCE Accountant, Donald Jones.

1. Introductions of the Board and community members that were present.
2. Minutes of the 2019 Annual Meeting were approved unanimously. Motion – Vaughn Elder, Second – Sandy Peif.
3. Year in review – President Brenn Dunphy. Fire Mitigation has been a priority of the Board this past year. The Board has created grants for homeowners to take steps to create a line of defense to protect their homes. The directory of all homeowners has been updated. Dark sky compliancy will be a major effort in the coming year. Short term rental owners will need to ensure that their property managers and or themselves take steps that all renters follow the rules of renting. The Board will be issuing fines.
4. Financial Report – Rick Cummins presented the report that you can find on the TCE Website. In summary the HOA is in strong financial position with a balance of \$98,982 at the end of 2019. Currently HOA dues are set at \$150 a year. There are no major projects expected at this time. The 2020-21 Budget was presented without any major changes. Motion to approve proposed budget: Tom Komfeld, Second: Vaughn Elder. Passed unanimously.

Point of clarification on why there is an insurance cost, to protect the Board members from a lawsuit.

Point of clarification for the need to go through the county and Town of Blue River Fire Mitigation Program. There is a need to be consistent, so all requests are handled fairly.

The Board will continue to look at why and how much the HOA dues are.

5. Architectural Committee Report: Rick Cummins presented the report. In summary there has been several new homes started this year and two homes receiving their COO to move in. A committee member is assigned to each new project to help the owner through the building process. There was significant discussion regarding Dark Sky lights and the 10 p.m. light curfew, outside lights off at that time. Homeowners are reminded to replace outside lights with Dark Sky compliant lighting that are certified Dark Sky. Additionally the bulbs should be low wattage, not to exceed 60 watts. The Board will be working with homeowners that haven't retrofitted their outside lighting.
6. TCE Water Board Report: Stephen Schiell presented. Water testing occurs on an annual basis. All residents should have a Pressure Release Valve installed to handle sudden rises in water pressure. Additional information will be updated on the TCE web page to provide more information regarding the activities of the Water Board.
7. The slate of Officers for reelection:  
Rick Cummins, Sandy Peif, Stephen Schiell, John Katok, Vaughn Elder. No other nominations from the floor. Motion to approve the slate: Barry Bower, Second: Greg Cole. Passed unanimously.

8. Open floor: The Board hopes to have an in person Annual Meeting next year with the option of calling in/video. This would be followed with a meal. Dave Vodonick suggested we reach out to our Representative from the 2<sup>nd</sup> District to find support for our Fire Mitigation efforts, Joe Neguse. <https://neguse.house.gov/>

There were three proxy votes: Gary Richardson, Dale Garton, Earnest Sanchez/Consuela Sanchez

9. Homeowners that were on attending via phone: Eric Falcao, Jim and Karen Ralston, John Selstrom, Dale and Debbie Smith, Jeff Worlton, Marilyn Moody, Barry Bower, Karen Leamer, Jim Peif, Eric Hann, David Vodonick, Jason and Morgan Lawrence, Bev and Paul Morgan, Tom Komfeld.

10. Adjournment: Motion – Vaughn Elder, Second – Sandy Peif. Passed unanimously at 10:38 am.

Respectively Submitted:

Secretary Stephen Schiell