**Timber Ridge HOA Board Meeting**

**December 6, 2022**

The meeting was called to order at 7:02 PM. Carolyn Morton, Cynthia Portillo, and Howard McCoy, board members, were present. Tim Royse, treasurer was also present. Guest attending was HOA resident Teresa Poynter - 2110 N Parkdale Ct.

Approval of minutes - Carolyn read the minutes of the last meeting; they were approved as read.

Treasurer’s report - Tim Royse gave the treasurer report, dated 11/1/2022 thru 11/30/2022. The report was approved.

**Old Business:**

* Past due Dues - There are currently 10 past dues. Tim sent the third and final letter letting residents know that a lien will be filed if dues are not paid.
* Dirt behind houses around Pond 3 just south of Buck Cates – Randy will be grading the area, filling in dirt, and planting grass.
* Remove all remaining willow trees – Randy is working on removing approximately 11 trees.
* Estimate for rock around Ponds 1 and 2 – board approved; Randy will be working on this.
* 1837 W Shefford Cir – Gary Allen – Submitted to MAPC – Court date; Keely Snow reported back the court date is still pending. Continuance in September.
* Cattails on Pond 5 – Have been sprayed and cleaned out.
* 11010 W Cornelison – Tom Drees – boat in drive – the board attempted several contacts with no response. Tom passed away. Board will wait until the executor is appointed to see if follow up is needed.
* 2001 N Parkdale Ct – Montgomery Loomis – House needs painting and general cleanup; Cynthia to send letter; give 30 days and include if not completed will be submitted to MAPC. Has been submitted and there is now a court order.
* Dead trees along 21st Street-The City has removed 14 trees. Carolyn sent them a thank you email and stated that we look forward to them grinding the stumps and planting new trees.
* Landscape Committee – Theresa Poynter resident 2110 N Parkdale Ct – New plants in both island entrances have been planted. The board would like to thank homeowners, Mr. Diggs at the Parkdale entrance and Paul Mainz at the Cornelison entrance for allowing us to use their water for the new plants when the HOA experienced a main leak in the sprinkler system. Theresa will be looking at planting new bushes and installing new lighting in the Spring. Materials to install drip irrigation in the islands have been purchased and will be installed in the Spring.
* Lining for drainage ponds – Shawn Clothier, 1825 N Shefford Cir had presented an idea to the board to line Pond 5 with a product called Bentonite. Bentonite is a natural clay that expands to seal a pond for leakage. It is a natural product, not harmful to wildlife. Aaron White has been contacted to obtain pricing and installation cost of applying a product called Bentonite. The board received a quote $16,851.56 for 2,000 lbs. of granular Bentonite for pond sealing. Plus $11,900 for installation by Jacobs Lawn Care, bringing the total to $28,751.56. After discussion the proposal died for lack of a motion. Board to consider other ideas as they come up.

 **New Business:**

* Budget and Dues - 2023 Budget was reviewed for approval. Tim noted that utilities, expenses, and insurance have all gone up substantially. Tim will contact the electric company about the big increases to see if they will check the meter. With all the increases the board considered raising dues for 2023 to cover shortage in the budget and decided instead to transfer funds from savings as needed to cover the deficit. Howard moved the dues remain at $170 a year. Cynthia seconded the motion. Motioned carried.
* Newsletter - will be sent by the end of the year.
* Resignation – Cynthia submitted her resignation as a board member. She will serve until April 2023 when the term expires.

**Homeowner Concerns:**

* 1953 N Stoney Point Ct. – James and Rebecca Springer – Side of house has been unpainted for over a year. Cynthia sent a letter and gave 60 days for compliance.
* 10902 W Westport - a trailer parked in drive - Cynthia to send letter.
* 2125 N Parkdale - a trailer parked in the drive - Cynthia drove by and there was no trailer, no letter sent.

 **Adjournment -** With no further business the meeting was adjourned at 8:00 PM.

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 **Cynthia K Portillo-Secretary**