**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**November 9, 2014**

The meeting was called to order at 3:03 PM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting. There were no guests attending the meeting.

Howard moved and Carolyn seconded that the minutes of the last meeting be approved. Motion carried.

Tim Royse presented the Treasurer’s Report dated 10-1-14 thru 11-9-14.

**Old Business:**

* Update on Dues Collection – Tim reported that five new liens were filed. The total number of liens now filed on houses in the association is 13.
* Trees on 21st St - Still waiting on the City of Wichita to trim trees.
* Light fixtures at Prescott and Parkdale entrances-Carolyn will seek another source for replacing the lights the one she requested a bid from did not respond.
* Sprinkler leaks at 2106 & 2110 N Pardale Ct, and leak around Pond 2 - Howard to contact Randy at Jacobs Lawn Care, to discuss these leaks.
* Weed spraying on Pond 5 - The board had approved spraying up to 3 times for $550 each spray. Countryside Lawn had sprayed only once. Cynthia moved we authorize Jacobs Lawn Care to burn the weeds on the ponds at a cost of $40 per man hour. Howard seconded the motion. Motion carried. The suggestion for burning the weeds was made by Jacobs Lawn Care.
* Dead limbs on trees in commons area behind pond 2 - Howard said this has been cleaned up.
* 2026 N Rutgers St - previous lien and fees paid? Home sold to Brandon and Cailea Burgett. Tim reported that we accepted $363 of the $538 owed. Payment paid by the title company. Lender Live Settlement Services LLC agreed to pay $363. They argued that the lien was not in place at the time of the closing. In addition to the back dues owed, the $100 transfer fee was not collected by the title company. Tim has not had any response to his requests for the fee. The board decided no further action would be taken at this time.
* 1942 Stoney Point - yard in need of clean up. Yard has been cleaned up.
* 2138 N Parkdale - fence down and back yard cleanup. Yard has been cleaned up, fence has been repaired and home has been painted.
* Tree in island at Parkdale entrance needs replaced. Carolyn to contact Randy about putting in a Cleveland pear tree.
* Linda Crawford - making $40 a month payments on dues. Tim reported she has paid in full.
* 2026 N Stoney Pt - limbs and trash behind fence on commons. Area has been cleaned up.
* 1926 Parkdale Ct - yard needs mowed and back yard fence is down. Howard contacted OCI. OCI has given the homeowner one more week to correct the situation and if not, will be taken to court.
* 10814 W Westport - yard needs mowed. Yard is mowed.

**New Business:**

* Budget for 2015 was discussed. The Board approved the budget with a $10 increase in dues for next year.
* The Board agreed to hire Jacobs Lawn Care to provide mowing and other services for 2015.
* There was a discussion about transferring some funds to savings prior to the end of the year but it was decided to wait and see what remaining year end costs amounted to before funds are transferred. There should be several thousand dollars available for transfer towards future projects.
* The approved budget must be published in a newsletter and sent to the homeowners prior to Dec 31.
* Cynthia was approved to purchase two US flags and a bracket from Helgerson’s.
* Discussed obtaining pricing and suggestions from Jacobs Lawn Care to possibly start putting rip rap on pond 3 in sections as funds allow. Howard is to talk to Randy.

**Homeowner Concerns:**

* An anonymous letter was given to Howard regarding complaints about Pond 3. Complaints referred to the weeds needing trimmed, the pond banks eroding and pond being dry. These are all complaints the board is aware of and will seek to work on with lawn care provider.

With no further business, the meeting adjourned at 4:02 PM.

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Cynthia K Portillo, Secretary