**Timber Ridge Homeowners Association**

**Annual Meeting - April 8, 2013**

Mary Nelson opened the meeting by asking Tim Royse, treasurer how many homeowners were in attendance. Tim reported that 17 households were represented. There were no proxies.

Mary informed the group that according to the new State law covering homeowner’s associations that we needed to have 20% of the homeowners present to have a quorum. Mary presented our options to go ahead and proceed with the meeting with those present or delay and try to have the meeting at another time when we can get 20% to attend. The vote was 16-1 to move forward with the meeting.

The meeting was called to order at 7:05PM.

Mary asked for a nomination from the floor for chairman of the meeting. Sue Holewa, 1838 N. Shefford made a motion for Mary Nelson to chair the meeting, Kris Hysom, 11114 Cornelison seconded. Motion carried.

Mary announced the notice of the meeting was in the Timber Ridge Times, posted on our website and that signs had been posted at entrances to the association.

Mary introduced the board, Mary Nelson, president, Howard McCoy, vice president, Carolyn Morton, secretary. Carolyn was absent from the meeting. Tim Royse is the treasurer.

Minutes of the last meeting had been distributed to all in attendance. 1938 N. Stoney Point residence moved the minutes be approved as written. Kris Hyson, 11112 Cornelison, seconded. Motion carried.

Officer Kimrey, Community Police Officer for our beat handed out a list of calls that had been made on our beat. Random burglaries have been occurring around us since October, 2012. The perpetrators are walking back yards so as to stay out of sight. They think there are 2 vehicles involved and 2-3 people. They are entering back doors and garages. Turn your security system on every time you leave the house. Put your lights on timers. Be aware of your surroundings and cars and people that don’t belong in the area. Call 911 to report any suspicious activity. Unmarked vehicles are out patrolling areas.

Questions for Officer Kimrey dealt with ¾ ton trucks being parked on the road and can’t see around them. They cannot be parked over 2 hours unless they are a contractor doing work on a house. Speeding on Parkdale was discussed. Officers were sitting 2-3 hours and only 1 motorist was speeding recently. 75%-80% of the cars were driving 30 MPH. The police do think speeding is an important issue but they do not have the manpower presently to set up any operation. All of their staff is working on the burglaries. 10817 Westport, Cathy McConathy noted the school buses are driving too fast on Westport.

Tim Royse gave the treasurer’s report. The balance as of 4-4-13 is $24,350.47. He said 7% of the dues have been collected for 2013. They are due June 15, 2013.

Mary gave the Board report for the year:

1. Several letters were sent to homeowners addressing a variety of complaints: weathered decks, homes needing painted, fences in need of repair, parking of boats, trailers and RV’s, lawns not being mowed, building/construction taking place with no approval.
2. Ponds/Sprinkler/Pump motors: the board discussed after the 2012 annual meeting whether to place another pump at pond 3. It had been recommended by a homeowner last year. The board had decided to wait due to possible watering restrictions and the cost involved. Another issue at the 2012 meeting was to use larger rip rap for pond 3. It was asked if we had an anticipated price for the rip rap. Board members didn’t have those figures readily available. The board agreed with this and will use larger rip rap when it is time to rock around pond 3. Several sprinkler heads in the Commons Areas were replaced. They were purchased from The TAP and installed by Countryside. It was cheaper to purchase from The TAP than from Countryside. The algae treatment for pond 4 worked well. Pond 1 accumulated algae for the first time this year. The board will watch it this year. A new pump and motor was installed on pond 4 and on 21st street. The solenoids were replaced/repaired on pond 2. Trees/Bushes/Shrubs: It was asked at the annual meeting last year if Pathway Church would be contacted and asked to replace some of the trees that had died. 2 board members went and looked at the area and didn’t see where any needed to be planted so they were not contacted. Some of the small shrubs in the median areas on both 21st street entrances need to be replaced. They were pretty much gone last summer and the board decided to wait until spring to purchase and replace the dead ones. Some of the homeowners in attendance said to plant “drought tolerant” shrubs. They also asked if those areas were watered. Mary nor Howard knew if the median areas were sprinkled. Several dead trees were removed throughout the year. The board approved a homeowner request to plant a tree in the Commons Area with the understanding it now belongs to the HOA. Mary asked if anyone knew how a large group of tree branches ended up in the Commons Area on 21st street. No one present at the meeting knew. The City was kind enough to pick them up for us.
3. Mowing: Countryside Lawns didn’t start off too well in 2012 but improved throughout the mowing season. When it got extremely hot last summer the board asked they not mow as often. Countryside honored our request and credited our account. The board received several mowing bids for the 2013 season. Countryside will provide the mowing service for 2013.
4. Collection of dues/liens: The board re-wrote a section of the by-laws this last year regarding dues. The board approved the re-write, the Attorney approved it and it was sent out to all homeowners for a vote. The change was approved by the majority of the homeowners. Eight homeowners voted against the change. The change has been posted on the website and will take effect this year. The Attorney will file with the Register of Deeds. In 2012 it took several attempts to get a large quantity of the dues collected. 4 liens were filed on homes in 2012 for nonpayment of dues. There were 2 in 2011.
5. Budget/Dues: The board reviewed and approved the 2013 budget. In order to continue to work on saving enough money to do the work on pond 3 dues did increase $10.00 for 2013. They are $160.00. Several homeowners at the meeting indicated the website still shows dues as $150.00. The 2013 budget was posted in the newsletter with an error. A corrected budget will be sent out the next time a newsletter is mailed.
6. There will not be any trash day this year.
7. Mary asked for volunteers to trim the 2 trees in the median at the Prescott entrance. No one volunteered so someone will need to be hired to trim them. The flag is being torn due to them needing trimmed. No flag will fly until we get them trimmed.
8. The Westar meter at the Prescott entrance is on the backside of the wall. The meter was replaced with one that can be read without entering the property.
9. No one knew anything about the hole that had been made in the wall along 21st Street and the yellow caution tape that had been placed around it was about. Was filled in. Most didn’t notice it.
10. Thanked Jim Hill for putting up the Christmas lights again this year.
11. Tim Royse and his wife are moving from the Association. Tim has agreed to continue on as treasurer if we pay his $200.00 HOA dues where his new house is located. The board had approved this but the board also stated they would bring it up at the annual meeting to see of anyone was interested in taking over the treasurer responsibilities. Penny Calhoun, 1814 N. Shefford Circle and Cynthia Forteo, 2037 N. Parkdale are considering the position.

New Business:

1. Election of a Director. Mary opened the floor for nominations as Howard McCoy’s term was expiring. Gary White, 2057 Parkdale nominated Howard. There were no other nominations. The residence at 1938 N. Stoney Point second the motion. Motion carried. Howard McCoy was elected by acclamation.

Mary opened the meeting for questions:

The website is www.simplyneighbors.com.

Residence at 10817 W. Westport, Kathy McConathy asked where the water was pumped.

Residence at 2105 Stoney Point asked if the pumps were going to be turned on to the ponds. Howard stated he was not turning on the pumps at all this year due to them being too low and running 24hrs/7 days a week won’t help. Also we need to be conserving water as the State or City will be placing watering restrictions on drainage ponds. He also stated can’t get water to flow if there is none in the ponds to flow. Howard indicated he had talked with the City and they told him the drainage ponds are the responsibility of the homeowner associations and they can’t help. He said the fish will die. Water meters are being placed on drainage ponds by State authorities in some nearby HOA’s. If our ponds get metered we get to run a certain amount of water and then they lock them out. The HOA has to pay for the metering as well. Howard suggested residents attend the water meeting being held this week at the fire station at 21st street and 135th street.

Resident at 1941 N. Stoney Point Court, Kristopher Holt asked what the exact rules were for putting up a shed. It was explained the board has to approve the plan which entails, color, material, roofing, position (location), etc.

Resident at 1925 N. Stoney Point Court, Larry Beamer asked if we are trying to save money can the HOA get a loan. Board members didn’t know the exact response but deferred it to Carolyn Morton when she returned as it had been discussed before. The resident was told the board would get back with him on the answer. His email address is [lw\_beamer@yahoo.com](mailto:lw_beamer@yahoo.com). (After the “w” there is an underscore symbol).

Sue Holewa, 1838 Shefford Circle offered her insight and information from her Master Gardner experience with the Extension Office.

Cathy McConathy, 10817 W. Westport stated that many vehicles are driving in the turn lane on 21st street so they can turn into the back road to Wal-Mart. It is making it very dangerous for people needing to turn into the 2 entrances of the HOA off of 21st street. Mary indicated the board would contact the City to see if anything could be done.

Sue Holewa, 1838 Shefford Circle, asked if the stumps could be removed from the commons areas. She asked if there were plans to grind them out. Howard stated it would cost $80.00/stump to grind out.

Penny Calhoun, 1814 N. Shefford Circle asked how much it will cost to do all the work on pond 3. Tim Royse thought the estimates were around $20,000-$50,000. That included erosion work, sprinkler system, grass seeding, etc. Penny asked if we could do parts at a time. It is something the board will look at.

Cathy McConathy at 10817 Westport stated the homeowner next to them called the board twice about approving a deck they wanted to build. They said no one ever called them back. Mary or Howard knew of any missed calls.

There being no further business, the meeting was adjourned at 8:45PM.

Mary Nelson, President