**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**July 16, 2016**

The meeting was called to order at 11:30 AM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting. No guests attended the meeting.

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

Tim Royse presented the Treasurer’s Report dated 6-1-16 thru 6-30-16 and the report was approved.

**Old Business:**

* Trees on 21st St - Still waiting on the City of Wichita to trim trees. Howard to contact the city again with urgency that they be trimmed.
* 2101 Parkdale – OCI taking to court. No further action taken by board.
* 1926 Parkdale Ct – yard mowed – Letter sent – back yard was a mess and sections of fence down – Howard will call OCI – OCI had given homeowner one more week (as of 11-9) to clean up or be taken to court. New fence and yard mowed, all okay.
* Pond 5-algae on pond. Natural pond, nothing that can be done at this time.
* Dead trees - pond 3. Randy will be taking care of removing dead trees and trimming any branches necessary around all commons areas.
* 10906 Westport – Overgrown trees – Sharlet Morrison. Board did not find violation of covenants, no action taken.
* 1814 N Shefford Circle – car trailer parked in street. It is now gone.
* 2030 N Stoney PT – Brett and Stacy Turner –want to buy HOA property behind house. The board discussed that no action to allow this purchase will be taken at this time. Board discussed that property would need to zoned and possibly all other neighbors would also need to show interest in purchasing lots behind their homes.
* 2018 N Parkdale Ct – Sheila Rupp – house in foreclosure – yard a mess. Howard said home exterior has been fixed or cleaned up, no issue.
* 10801 Westport – trailer in the drive. Trailer is now gone.
* 2022 N Parkdale – Cates – complaining about mowing on pond 3 and weed eating. Mowers will be working to improve this area.
* Storm Water director-Joe Hinkel. Howard to meet with him to see about drainage blockage between ponds.

**New Business:**

* Election of Officers-Howard made a motion that all board members remain in the same position with Carolyn as president, Howard vice president, and Cynthia secretary. Cynthia seconded motion. Motion carried.
* Dues-Past due. Tim to send past due reminder letter to those that have not paid.
* Rental properties in the HOA-The board discussed the possibility of amending the Covenants to require homeowners to occupy their homes rather than renting. Rental properties are often not as cared for by a tenant or landlord. Carolyn discussed the issue with attorney, Rick Davis. Rick advised against this as it opens up the association to possible law suits in the future due to unfair treatment due to grand-fathered tenant properties already in neighborhood. The Board took no action.
* Repair of wall on 21st Street-Howard to contact cement contractors for at least twobids.
* 10921 W Westport – Chris Roth Rental – business in basement – Letter 2-25 / 4-30. No further action taken, no complaints that business continued.
* 2034 N Parkdale Ct – Mark Marinelli – Back yard and trash – Letter sent 7-7. The front yard has been mowed. Back yard could still use some clean up. Board to send 2nd letter.
* 1829 N Shefford Ct – Carl Burk – Yard – Letter 6-15 / 7-3 – Abandoned. Lien filed.
* 2118 N Prescott – Robert Dick – Trees – Letter 6-15, giving him until 8-15 to have trees trimmed. If not, Howard will contact OCI.
* Trees in commons around pond 2 need trimmed and branches picked up Charlene Russell. Randy will be taking care of this.

**Homeowner Concerns:**

No other homeowner concerns were presented.

With no further business, the meeting adjourned at 12:40 PM.

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Cynthia K Portillo, Secretary