**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**August 24, 2014**

The meeting was called to order at 4:00 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 8-1-14 thru 8-24-14.

**Old Business:**

* Update on Dues Collection –Tim reported that 14 homeowners have not paid dues. Tim to send 3rd and final notice. Carolyn moved and Howard seconded the motion to state in the letter that if dues are not paid by 10/15/14 a lien will be filed. Motion carried.
* Jerry Grove-2013 dues and 2014 dues. Tim reported that Jerry has paid in full for both years.
* Algae on Ponds 1 & 2-no issues at this time.
* Trees on 21st St - Still waiting on the City of Wichita to trim trees.
* Weeping Willow tree on Pond 3-Howard checked with Huff’s Tree service about putting rock around the base of the tree in an effort to save the tree. Huff’s says there is nothing they can do the bank is to washed out.
* Light fixtures at both Prescott and Parkdale entrances are in need of replacement. Carolyn is working on getting a bid.
* Countryside Lawn Care will no longer be handling our mowing services. They had a change in personnel and ever since then the lack of communication, work ethic, and services has decreased. The board has decided to contact Jacobs Lawn Care for bids on future lawn and sprinkler services.
* Sprinkler leaks at 2106 & 2110 N Pardale Ct, and leak around Pond 2-Howard to meet with 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. Howard to meet with Jacobs Lawn Care to take over these services.
* Algae on Pond 4-Chemicals sprayed 8/1/14.

**New Business:**

* Dead tree limbs on trees in the commons behind Pond 2. Howard to get bids from Huff’s and Nathan’s for cleanup.
* Sell of home on 2026 N Rutgers-Dues paid, however a lien had been placed on the property and amount owed was $538. Lender Live Settlement Services LLC agreed to pay $363 + $100 transfer fee. They argued that the lien was not in place at the time of the closing. Tim Royse-treasurer has been working with them and do to a timing issue both parties agreed on the amount owed.
* Parkdale entrance is missing a tree-The Board does not know who removed the tree that was hit by a vehicle. It will need to be replaced.

**Homeowner Concerns:**

* 11006 W Westport- A homeowner complained that the trash dumpsters were being kept in the front of the house instead of on the side. The homeowner is not in violation of the HOA bylaws nor City ordinances and therefore the board cannot pursue this matter.
* 1942 Stoney Point-yard needs mowed. A letter was sent. The board has agreed that it appears the homeowner is working on the yard.
* 2138 N Parkdale, backyard fence down and lawn needs mowed-Cynthia to contact homeowner about issues, this is a rental property and letter had been sent to the resident but not resolved.
* Linda Crawford-arranged a payment plan of $40 a month to pay HOA dues.
* 2026 N Stoney Pt-resident has been placing limbs and trash behind the fence in the commons area. A letter was sent 8/19/14 giving them 5 days to have it cleaned up. Howard to check on the property and if not cleaned up will contact the City, OCI dept.
* 1926 Parkdale Ct-the back yard fence had blown down and the yard needs mowed. A letter was sent. The yard is still the same, therefore Howard will report it to the City, OCI dept.
* Storm drain maps-Howard obtained storm drainage maps of the HOA and surrounding areas from the City for review.

With no further business, the meeting adjourned at 5:07 PM.

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Cynthia K Portillo, Secretary