

**Timber Ridge HOA  
Minutes Board Meeting  
April 29, 2021**

The meeting was called to order at 5:30PM Carolyn Morton, Howard McCoy, and Cynthia Portillo, board member's present. Tim Royse, treasurer was also present. No other guests attended the meeting.

Approval of minutes - Carolyn asked if there were any additions or corrections to the previous meeting minutes. There were none and the minutes were approved as written.

Treasurer's report - Tim Royse gave the treasurer report, dated 4/1/2021 thru 4/29/2021. The report was approved.

**Old Business:**

- Past due Dues - There are currently no past dues.
- Dead trees – Randy, landscaper for the HOA took out somewhere near 20 dead trees last year.
- Tree replacement – We planted 40 new trees throughout common areas.
- Pathway Church – had some dead trees on their lot that were going to be removed. This has been done.
- 2118 N Mars - Siding in disrepair; fence; yard, etc. – Letter to be sent – Homeowner is repairing their siding now.
- 1837 N Shefford – Gary Allen - This home, yard and vehicles in drive are a constant issue. Howard has reported them to OCI.
- Fountain on Pond 1 – Materials came in last week and installation will be at the end of this week. Light bulbs Etc. will be installing the electricity.

**New Business:**

- Election of Officers-Cynthia motioned we keep the current positions and officers. Howard seconded the motion. Motion carried.
- 1926 N Parkdale – Craig Rindt - Howard reported them to OCI week of April 19
- Mowers – running over trash instead of picking up. Howard will report this to Randy.
- Mowers – pine needles on 21<sup>st</sup> along brick wall-Howard will report this to Randy.
- 1814 N Shefford Ct - Brian and Shanda Steele – Asked if HOA is going to remove tree in common area of back yard, the limbs keep breaking off and damaging fence. Also said the mowers broke off a part of their fence. Howard to look into this.
- 2022 N Stoney Point – Pam Jones, asked if HOA would sell them the land behind their house. The board said this would involve legal and each homeowner in the association to vote on this. Has not been approved in the past and do not see this moving forward.
- 11002 W. Cornelison – Lily Rodroquez, reported that some kids going over her fence and jumping over the HOA wall as a short cut to 21st St. have damaged the wall. Carolyn will report it to the neighborhood police officer to see if they will talk to the kid's parents.
- 1909 Parkdale - Paul Bryant, asked for approval of installing synthetic grass. The board asked for a detailed plan on where the grass will be installed and the type of synthetic materials to be used. Proposal to be reviewed.

### **Homeowner Concerns:**

- HOA reviewed the idea proposed by the members at the Annual meeting to increase dues to allow for improvements. The board will consider the increase at budget time in December remembering that an increase of not more than 110% of the previous year's budget can be made.
- 2018 Parkdale Ct - Sean Smith, asked HOA to bring in fill-in dirt for the commons area.
- 1950 N Parkdale Ct - Carlene Nelson, asked the HOA to consider developing the area behind her house. Large area, not developed, has a lot of weeds and stickers. She would at minimum like to have the stickers and weeds treated. Would also like to see sprinklers installed and the grass maintained to look nice. The board is considering it. This involves installing a well, pump, electricity and control panel, sprinklers, and grass.
- Weeping willow trees in the association need some attention. Howard made a motion to remove 5-8 remaining. Cynthia seconded the motion. Motion carried.
- 2001 N Parkdale - Loomis Montgomery has put plywood on the chimney and painted it white, does not match the house and is not properly sided to match house. His yard also needs mowed. Cynthia sent him a letter to correct both issues. Update, the yard has been mowed but chimney still the same.
- 1846 Shefford Cir – Craig McPeak - homeowner has fence pickets stacked up behind their fence. Cynthia sent them a letter; they have now picked up the pickets.
- Tim Royse, treasurer will be mailing invoices for the 2021 dues to all homeowners.

With no further business the meeting adjourned at 6:30PM.

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Cynthia K Portillo-Secretary