**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**Annual Meeting April 13, 2015**

The meeting was called to order at 7:00 PM. Carolyn Morton, president announced the purpose of the meeting was to review the year and transact business authorized by the homeowners.

Carolyn informed the group that we needed to have an election for a Chair for the meeting. Galen Hysom moved Carolyn be the Chair; Chris Howard seconded the motion. Motion carried.

Carolyn asked secretary, Cynthia Portillo how many homeowners were in attendance. Cynthia reported that 22 households were represented. Carolyn stated that we needed to have 56 of the homeowners present to have a quorum. Carolyn asked for a motion to continue the meeting. Mary Nelson, moved we continue the meeting; Betty Terbush seconded the motion. Motion carried.

Proof of notice of the meeting was announced in the newsletter, posted

on the Timber Ridge website [www.simply.neighbors.com](http://www.simply.neighbors.com), reminder post cards mailed to homeowners, and signs were posted in the neighborhood.

**Introduction of the Board**

Carolyn introduced the board, Carolyn Morton, President; Howard McCoy, Vice President; and Cynthia Portillo, Secretary. Tim Royse serves as the treasurer for the association.

**Approval of last year’s minutes**

Last year’s meeting minutes were handed out for review. Carolyn asked if there were any additions or corrections needed to the minutes. There were none and the minutes were approved as read

**Treasurer’s Report**

Tim Royse presented the Treasurer’s Report for the year January 1, 2014 –

December 31, 2014. Tim also gave the current monthly treasurer’s report dated

3-1-15 thru 4-13-15 and the reports were approved. The ending checking balance as of 4-13-15 was $4,450.19; savings balance $15,044.35 for a total balance of $24,244.54.

**Community Police Officer**

The Board tried to have the community police officer attend our meeting but she was unable to attend this year.

**Report from the Board for the year**

1. Several letters were sent to homeowners addressing a variety of complaints: homes needing painted, fences repaired, parked RV’s, boats and trailers, lawns not kept up and various other covenant violations.
2. Pond/Commons areas: Sprinkler heads were repaired, treated ponds for algae, burned weeds on pond 5 and tried to burn them on pond 3. Got part way through pond 3 and the Fire Dept. showed up and said to stop. Trees were trimmed/removed as necessary, trash was removed from ponds by a church group, and dead fish and other debris were removed from the ponds. Signs at both entrances were re-painted, replaced a tree in the island at 21st and Parkdale and switched to Jacobs Lawn Care after a falling out with Countryside Lawn. Worked on various pump/irrigation problems throughout the year.
3. Complained to the City about the condition of the streets in the area and the City did rework the cracks.
4. Transferred $8,700 to savings for pond 3 rip rap project. Now have $24,200 saved towards the project.
5. Installed riprap rock around pond 3. All ponds now have rock around them. This project was accomplished by putting back funds over the last several years.
6. Thanked Jim Hill for putting up our Christmas lights again this past year.
7. Board spent time discussing and reviewing the flood maps for our area. Water is diverted away from our area. Not many options to get more water. Wells will continue to pump water into the ponds as they have in the past. We are mostly dependent upon Mother Nature to provide water for the area.
8. Established a website for the association due to the shutting down of Simply Neighbors website. New site URL is [www.timberridgehomeowners.com](http://www.timberridgehomeowners.com).

**Election of Director**

Cynthia Portillo’s term on the board expires 4/2015. Beverly Rash 2130 Parkdale nominated Cynthia to 3 year term on the board. . Karen Hill moved nominations cease. Susan Hollowa seconded the motion. Motion carried. Beverly Rash moved to waive the requirement for a paper ballot. . Galen Hysom seconded. Motion carried. A verbal voice vote was held and Cynthia elected to a three year board term.

**Old Business:**

* Susan Hollowa asked if the city ever checked the storm sewers for blockage. Carolyn had reported the City had cleaned them out.
* Chris Holdt, 1941 N Stoney pt, and Kurt Heimerman 1930 N Stoney Point asked if we were going to add lining to Pond 5 to help reduce leakage and or reducing the size of the pond?
* Stacy Brooks 2030 Stoney point asked if we were going to proceed with asking Ashley Furniture about their pond? Ashley’s pond behind their store is full. Maybe they would be willing to reduce or remove their pond and we could let that drain into our ponds. Carolyn stated we tried to contact Scott (City flood engineer) before the meeting for feedback and had not heard from him. Will continue to try and reach him.
* Kurt Heimerman1930 N Stoney point had a complaint that Pathway Church behind his home had been playing music too loud. Carolyn advised that they contact the church directly as this was not a part of the Association violations.

**New Business:**

* None reported

**Homeowner Concerns:**

* Kristian Wertz 1917 N Parkdale reported a problem with speeding on Parkdale. She has contacted the police several times and nothing is being done. Howard volunteered to talk to someone in the City government about this.

With no further business, the meeting adjourned at 7:57 PM.

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Cynthia K Portillo, Secretary