**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**October 24, 2015**

The meeting was called to order at 10:30AM. Board members Carolyn Morton, and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting. No guests attended the meeting.

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

Tim Royse presented the Treasurer’s Report dated 10-1-15 thru 10-24-15 and the report was approved. Tim reported that there were currently 8 liens filed and 10 dues still outstanding.

**Old Business:**

* Trees on 21st St - Still waiting on the City of Wichita to trim trees.
* Light fixtures at Prescott and Parkdale entrances-Carolyn working with Lightbulbs Etc. on this. Carolyn and Cynthia met with Ed after the meeting to discuss giving us a bid on repairs and replacements needed. Ed said he would send us the bid within a couple of weeks.
* 2018 N Parkdale Ct-Sheila Rupp-house in foreclosure. House for sale well below market value for the area, due to work needing to be done to the home. Exterior of home looks alright.
* Trees in the commons areas need some attention. Carolyn and Cynthia walked around the ponds after the meeting.
	1. Removal of three dead cedar trees needed. Two on pond three and one on pond four.
	2. Removal of dead tree limbs in commons areas as needed
	3. Trees needing trimmed in commons areas as needed
	4. Planting new trees

Cynthia motioned and Carolyn seconded that we plant two trees on pond three and that we let Randy remove the dead cedar trees and trim as needed. Motion carried.

* Rock on pond 3-Randy to put more rock around pond 3 and seed areas with grass

**New Business:**

* Budget for 2016-Tim presented the budget for 2016. Carolyn moved and Cynthia seconded the motion to approve the budget. Motion carried.
* Annual Newsletter to go out by December.
* Reserve a meeting room at Northwest Christian Church-Cynthia to call and reserve the church for 4/11/15 at 7PM.
* Add rock to ponds 1 & 2—Carolyn and Cynthia walked around pond after the meeting. Cynthia moved and Carolyn seconded to rock ponds 1 & 2. Motion carried.
* 1833 N Shefford—in foreclosure. HOA Attorney says we are behind the mortgagor and won’t collect past dues. When the house sells, dues will start with the new owner.

**Homeowner Concerns:**

No homeowner concerns were presented.

With no further business, the meeting adjourned at 12:10 PM.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Cynthia K Portillo, Secretary