**Timber Ridge HOA**

**Board Meeting**

**October 14, 2017**

The meeting was called to order at 10:00AM. Board members Carolyn Morton, Howard McCoy, and Cynthia Portillo were present. Tim Royse, treasurer was also present at the meeting.

Carolyn asked if there were additions or corrections to the minutes. There were none. The

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Carolyn asked if there were additions or corrections to the minutes from the last meeting. There were none. Carolyn moved that the minutes of the last meeting be approved, Howard seconded. Minutes approved.

Tim Royse presented the Treasurer’s Report dated 10-1-17 thru 10-14-17 and the report was approved.

**Old Business:**

* Past due Dues – There are 16 dues outstanding. Tim will send a third and final letter on 12/1/17. The letter states that if dues still not paid by 12/31/17, then a lien will be filed, at the expense of the homeowner, on their home.
* Repair and paint the Wall –All repairs and paint completed the board paid off Shane Ishum of Ishum Waterproofing for the wall repairs and paint. Shane did a good job.
* Trim all trees in commons – Howard working with Randy. Some trees have already been trimmed and will continue to trim as needed.
* 11001 Westport—Trailer parked in drive and there is a hole in the front of the driveway where it looks like concrete will eventually be poured to repair driveway. A letter was sent 10-25-16. Cynthia sent a 2nd letter to ask homeowner to remove trailer and fill in the hole. The hole was repaired, filled in with concrete. The trailer is still on driveway. Howard turned this in to OCI-City of Wichita.

**New Business:**

* Budget for 2018-There will be no increase in dues for 2018. Tim, treasure, requested an additional fee of $25, for his work to send invoices to homeowners for HOA dues. Homeowners have requested a separate invoice, apart from the post card reminders. The board has agreed to send a separate invoice for the annual dues. Howard motioned that the budget be approved, Cynthia seconded the motion. Motion carried.
* Invoicing for annual dues- Tim, treasure, to send invoices to homeowners for HOA dues. Homeowners have requested a separate invoice, apart from the post card reminders. The board has agreed to send a separate invoice for the annual dues. Howard motioned that we send invoices, Cynthia seconded the motion. Motion carried.
* Lights at Prescott & Parkdale-The lights at the entrance of the subdivision were on during daytime hours and the electrical boxes at both entrances were missing covers. Carolyn to speak to Light Bulbs etc. on both issues.

**Homeowner Concerns:**

* 1801 Shefford-Susan Lindow’s house (she is deceased), daughter Sarah is renting it out. There is a Jeep parked on the grass beside the house. Neighbor concerns also included a fence installed may be on the common’s area of the property and the back yard is looking awful. This property was turned over to City-OCI 10/6/17.
* 1822 Shefford- Marcus Wise- Basketball goal in the street. This is a City issue, not HOA, however as of the date of this meeting the goal had been removed.
* 1941 Parkdale Ct-basketball goal in the street. Cynthia sent neighborhood police officer Hahn an email. She will drive by and let them know it needs to be moved.
* 1829 Shefford- Sharon Shrewsbury-Neighbor concern with recently installed shed up front and next to the house. Did she get a permit? Cynthia sent letter. Sharon called and spoke to Carolyn, she will provide a permit. Shed in compliance with HOA by laws.
* 1830 Shefford- Matt and Rachel Habiger-Work trailer parked in driveway. City had been out before and told him it could not be parked there, they moved it for a while and now back in driveway. Turned into City-OCI 10/6/17.
* 1833 Shefford- Gabriel Martinez & Susan Gitzen-boat on the side of the house. Letter sent. Boat removed.
* 1837 Shefford- Gary & Christy Allen-Neighborhood complaints on several issues. El Camino with cab removed sitting on the street. It has a ladder in it and the car has painted graffiti all over it. The tags are expired and it does not move. On 10/9/17, the car was gone. There was a truck in the driveway with expired tags. They also leave their trash cans’ in the street, they have a jet ski in the back yard and also several cars (4 or 5) parked in the front of the house and in the front of other neighbors homes. This property was turned over to the City-OCI and they have a court date coming up.
* 2125 N Parkdale Ct- white truck with no tags. Turned over to City-OCI.
* 1930 Parkdale Ct-trailer with tree limbs sitting in driveway for over three weeks. Turned in to City-OCI.
* 1942 N Parkdale Ct-dead tree in back yard. Turned in to City-OCI.
* 1950 N Parkdale Ct-large weeping willow, dead tree needs removed. Turned in to City-OCI.
* 2001 N Parkdale Ct-Loomis Montgomery-weeds in backyard need mowed, they are taller than fence. Cynthia sent a letter.

With no further business, the meeting adjourned at 11:09 AM.

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Cynthia K Portillo, Secretary