**Timber Ridge Homeowner’s Association**

**Board of Directors Meeting Minutes**

**April 6, 2013**

The meeting was called to order at 10:35AM. Board members Mary Nelson and Howard McCoy were present. Treasurer Tim Royse was present. Board member Carolyn Morton was absent. There were no guests at the meeting.

Mary moved and Howard seconded that the minutes of the last meeting be approved. Motion carried.

Treasurer’s report was reviewed.

Old Business:

* The passed and updated bylaws were given to our Attorney after consulting with him and he was going to file them with the Register of Deeds. Carolyn updated the HOA website with the revised bylaws.
* Howard provided an update regarding 1953 N. Stoney Point. OCI (Lance Davis) has placed a stop work order on the building. There was no permit drawn either. The board has not received any word from the homeowner even though a letter was mailed to the homeowner.
* Carolyn repaired that landscape light that was burned out at the Parkdale entrance.
* Howard provided an update for 2018 Parkdale Court. OCI came out when there was snow on the ground and indicated they couldn’t see any car oil on the ground from the vehicles leaking it. Howard plans to speak to the homeowner about the oil as it will drain into the sewer system when it rains.
* A flag will not be raised at the Prescott entrance until the trees have been trimmed. Board members will ask at the annual homeowner’s meeting to see if anyone is interested in trimming them. If not, Howard will get a bid.
* Discussion on removing the dead cedar tree at pond 4. Howard will get a bid for the removal.
* Howard asked Countryside to turn the sprinkler system on April 1, 2013. Howard asked them not to turn the pumps on yet to the ponds due to the temperature being inconsistent at the present time. There is a new manager for Countryside this year. Howard has met with him. He asked them to mow on Thursdays and to run the sprinkler heads M-W-F. The sprinkler head we need to change out and possibly move from the homeowner’s area will be completed soon. Howard asked for permission to contact Environmental Services to see what needs to happen if the ponds (drainage ponds) go completely dry. Presently you can walk about ½ way across pond 3. It would take running the pumps 7 days a week, 24 hours a day and they would probably still not fill completely up. Howard is concerned about the fish dying and what needs to happen for cleanup.
* Howard indicated the house at 2001 N. Parkdale had done some work on their fence. OCI was to get with Howard about any further information/progress.
* Tim sent out a corrected 2013 budget to the board and the next time a newsletter goes out, it will have the correction in it as well.

New Business:

* There are a lot of vehicles speeding on Parkdale Street. This will brought to the attention of our Community Police Officer at the annual HOA meeting on Monday, April 8, 2013.
* A motion was made and passed via email to have Countryside pick up the trash and limbs around all 5 ponds for $200.00. The work has been completed.
* Collection of Dues-the board attorney was okay with sending letters to collect past dues but not placing it in the newsletter. The attorney thought it could possibly be a legal issue if the homeowner paid before the newsletter was received by the homeowners and their name appeared in the newsletter. He also thought it was possibly dangerous for the board members to go door to door to collect dues.
* Tim presented a 2013 budget showing a revision in how he was showing income and expenses. He changed the line item from4 to 3 board member’s dues being waived and then he added a line item showing an expense for a treasurer for $200.00. The board decided to wait on the approval of this change until after the meeting of the homeowners on Monday night to see if anyone from the HOA wanted to volunteer to take over being treasurer. If no one takes over that responsibility, then the board can approve this change to the budget at their next meeting.
* Some discussion took place on the building going on at 2034 N. Parkdale. OCI is fully aware of what is taking place and is watching the process/progress.

Homeowner Concerns:

* There were no concerns reported to the board from residents.

With no further business, the meeting was adjourned at 11:00AM.

Mary Nelson, President