

Timber Ridge Homeowners Association  
Annual Meeting 13 September 2016 VFW on West A

Board Members Present: Mike Lauver, Jason Paulk, Brett Erlandson, Mike Muff, Fred Storm, Gary Brennan, Kay Hegler

Association members present: John Berry, Kyla Stefen, Lori Duffek, Bev Thompson, Greg Goodrich

Welcome from Mike Lauver, and recognition of current TRHA board members

Summary of last year

- Use of Hocking and Reid for accounting management
- Snow removal and mowing,
- Tree trimming along West A
- Lowered liability coverage to reduce premium and association dues
- Two phragmite sprayings as required by county
- Miscellaneous

Treasurer's Report

- 242 of 253 home owners have paid association dues
- 2016 was second year with expenditures greater than expenses
- Liens are filed on all properties if association dues are not paid
- Association dues provide
  - Mowing and snow removal
  - Weed control as required by county (leafy spurge and phragmites)
  - Tree trimming and removal as required by county for roadway vision or storm damage to trees.
- Motion to approve (Brett Erlandson, Mike Muff). Motion carried.

New Business

- Question about posting minutes. Posting minutes of board meetings is delayed. A member noted that most current were 2013.
- Question to allow more parking by having group mailboxes rather than individual boxes. This question has never been raised. The concern is when cars are parked in front of mail boxes and mail cannot be delivered.
- Recruiting new members for the board. Primary responsibility is attending one meeting every other month.
- Offices needed
  - President,
  - Vice President, Margarite Perez
  - Treasurer, Jason Paulk leaving
  - Secretary Kay volunteered to serve as secretary.
  - Fred Storm will stay as at large member.
  - John Berry will at large.
  - Lori Duffek will be at large.
  - Jake Klein – at large

- Gary Brennen – at large
- Rules about boats and trailers. Association board has sent letters and boats and trailers have been moved to board members knowledge.
- Mowing on commons area is association responsibility. One member is unhappy with mowing. The board does keep track of regular mowing. Members of the association who voluntarily mow any common property do so at their own expense for time and other resources.
- Members thanked Mike Lauver for his service to the association.
- Motion to adjourn the annual meeting. Carried.

TRHA Board members meeting. 13 September 2016, VFW club

Present: Brett Erlandson, Margarite Perez, Jason Paulk, Fred Storm, John Berry, Lori Duffek, Jake Klein,

Unable to be present: Gary Brennan.

Officers were elected.

- President, Brett Erlandson (Lauver, Paulk) Motion carried.
- Vice President, Margarite Perez
- Treasurer, Jason Paulk and Fred Storm as co-treasurer.
- Secretary Kay volunteered to serve as secretary.
- John Berry will at large.
- Lori Duffek will be at large.
- Jake Klein – at large
- Gary Brennen – at large

Dues increase (Motion to increase annual fee to \$75.00. (Paulk, Storm) Carried with all in favor. These items and other items are paid through association dues.

- Hocking and Reid
  - Two notices, not three. Motion (Duffek, Paulk). Motion carried with all in favor.
- Tree removal
- Insurance fees dropped about \$900 by lowering liability from \$5 million to \$3 million.
- Mowing and snow removal.
- Our current bank account is with Cattleman's Bank, Coddington and West A. New officers will need to sign
- Fee for use of VFW for annual meeting.

Next meeting will be determined. Most likely late October or early November. Tentatively Thursday, November 3, 7:30 PM, Russ's Market.

Motion to adjourn (Paulk, Hegler). Approved.