

REGULAR MEETING  
MARCH 1, 2004  
7:00 P.M.

Meeting was called to order by President Kent Penney at 7:03p.m.

Minutes from the January 19, 2004 meeting were reviewed and presented as approved

Financial report was given by Jim Mahoney. Balance in account \$ 2,908.86. Expenses for year ending 2003 totaled \$2,719.35. Tax return needs to be filed by March 15, 2004. We will need to write a letter to the IRS to clarify the Tax ID # as well as address the delinquent tax returns that were not filed while Hub Hall held control of the association.

Liens: Two liens have been filed as of February 19, 2004. The homeowner of the property located at 1430 Timber Ridge Rd. dropped payment off to Jamie Oppegard on at 6:15 p.m. on February 20, 2004. Outstanding dues are also owed for the homeowner of the property located at 1525 West Garfield Circle. Previous payment arrangements were made between this homeowner and Jodi Zmiewski. The homeowner has not abided by those payment arrangements. Discussion was held regarding payment instructions that were given to 1430 Timber Ridge Rd. and payment of delinquent dues and if the board should remove the lien. Discussion was also held if a lien should be filed on the property located on West Garfield Circle. Motion by Jamie Oppegard, that as a gesture of good faith, to remove the lien of the Timber Ridge Rd. property at no cost to the homeowner since payment was made and to make one call to the owners on West Garfield Circle before a lien would be filed. Motion second by Mike Lauver. Motion carried. Problem identification: Will need development of payment policy in future.

Kent Penney addressed communication from the Army Corp of Engineers. An Individual filed a complaint that in the course of the fall neighborhood cleanup lead by the board, we had caused damage to the wet lands. Received correspondence that the Army Corp of Engineers found that no violation had taken place. Additionally, they offered their services to the neighborhood to identify and define the wetland areas.

Snow removal/maintenance: Cost to date for snow removal has been \$1,340.00. Next year will need to determine if we want to continue to use the same company. Problems to be addressed: Need to clear entire sidewalk and timeliness of snow removal. Lenn Marshall obtained one quote for mowing of \$ 340.00 per occurrence. Discussion regarding need to obtain several quotes and identify level of maintenance to the various commons areas. Steve Melcher and Lenn Marshall to address. Kent Penney will contact Hub Hall to address areas in which seeding done last fall did not take and to get those areas reseeded at the expense of Hub Hall.

Follow up on legal issues: Need to obtain statement from our attorney, Tom Zimmerman with respect to cost of legal fees to date. Jodi Zmiewski to address.

Web site development: Discussion to adopt timberidge-linc.com as domain name. Registration of domain name is \$35.00 per year. The cost of the domain will be donated by Steve Melcher. Motion to approve by Jodi Zmiewski. Second by Steve Melcher. Motion passed. Jason Wilkinson has volunteered to do web site hosting at no cost to the association. Web site development by Steve Melcher at no cost to the association.

General membership meeting/Homeowner concerns: Misinformation continues to spread among homeowners. Kent Penney has spoke with Dan Navratil at Roper Elementary and has obtained several dates in which we could use their multipurpose room to hold a general meeting. This would be at no cost vs. using the VFW Hall located on West A. Determined would hold general membership meeting Tuesday, April 27, 2004 at 7:00 p.m. Discussion: Web site will be operating by this date. Send postcards vs. letters to notify of the meeting to save cost. Agenda items: Report of officers, legal issues, maintenance, spring clean up and then open floor to questions. Will discuss agenda items further at next meeting to finalize the agenda and discuss forum for which to allow questions.

Other issues: Kids digging in pond. Need to determine our liability in this area.

Next regular meeting, April 12, 2004, 7:00 p.m. at the home of Jodi Zmiewski.

Meeting adjourned @ 8:45 p.m.