

REGULAR MEETING  
APRIL 12, 2004  
7:00 P.M.

Meeting was called to order by Vice President Mike Lauver at 7:05p.m. Kent Penney late in arriving to the meeting due to be delayed with another matter.

Minutes from the March 25, 2004 general membership meeting were presented by Jodi Zmiewski and approved with the following correction:

The membership requested that the board of director re-visit the issue of liability insurance. It was felt by the membership that the liability coverage was not adequate. The membership also requested that the board of directors address the issue of the protective covenants in the near future.

Financial report was given by Jim Mahoney. Balance in account \$ 2,987.32. Motion to approve the financial report was made by Mike Lauver. The motion was seconded by Jodi Zmiewski. All in favor, none opposed.

Home Owners Insurance- Gayla Martin had inquired as to the possibility of obtaining additional insurance coverage. An additional commercial umbrella insurance policy in the amount of 5 million would come with an additional premium in the amount of \$ 1,240.00 annual. An increase in our liability policy in the amount of \$ 5 million would result in an additional premium in the amount of \$ 1,086.00.

Tonia Belsaas and Kent Penney presented information from the meeting with the Army Corp of Engineers which took place at the pond on April 1, 2004 at 11:00 a.m. The Army Corp of Engineers had offered their assistance to the association to assist the board and homeowners in making the following determinations:

- What are the wetlands.
- What is considered to be a violation of the wetlands, and
- What can the neighborhood do while maintaining the land located in and around the wetlands.

The definition and location of the wetlands as they exist within our boundaries was given and they primarily but not exclusively exist behind the homes on SW 36th Street and Timber Ridge Rd. Within the wetlands the homeowners and association may perform the following items of maintenance and improvements:

- ◆ Cutting down of trees without the removal of the tree stump and removal of stump as long as the elevation of the soil remains the same.
- ◆ Mowing and cutting of grasses native and not native to the wetland

The following items would require that the association and/or homeowner obtain a special permit:

- ◆ Any changes/disturbance of the soil elevation.
- ◆ To bring in any heavy equipment which would change/disturb the soil elevation
- ◆ Any changes to the lay of the land.

The pond located on Timber Ridge Rd. near the intersection of SW 33rd is not considered

wetland. In the future, improvements, changes and maintenance can be done without concern of wetlands infractions should the membership choose to do so. The grade of the pond can be changed as well as the pond can be dredged should it need to be. The pond however, cannot be filled.

Noxious Weeds Notice: The association has received a noxious weeds notice. This notice was not based on any specific complaint, but was the result of routine follow up by the noxious weeds board. The problem areas were identified. Kent Penney and Mike Lauver will be taking care of this issue.

Protective Covenants: Discussion was held on the best way to address the protective covenants. It was determined that the board of directors would establish a committee to begin work in this regard. Committee members are Bev Thompson, Tonia Belsaas, Lenn Marshall and Jami Oppgaard. Discussion was held regarding the committee's action plan. It was determined that the committee consisting of board member only would research the protective covenants which we have and determine if there are other versions existing among the homeowners. Once the initial work has been done, a larger committee would be formed consisting of several homeowners, preferably from each development within Timber Ridge, to begin work on a final version for approval by the membership in September.

Mowing: Steve Melcher presented information regarding the bids received from local companies with respect to mowing. Premow was the highest bidder, but offering the most service. Their charges would be \$ 325 per occurrence but would include mow, trim, edge. All other companies estimates are in the range of \$ 56-70 per mowing coming every week. This would be limited to the common areas adjoining public sidewalks. We are still awaiting estimates from Rays, RushCo and Irish Green. A determination will be made after those estimates are received.

Neighborhood clean-up is set for May 15, 2004. Mike Lauver will contact Von Busch refuse to inquire if they would be willing to provide two dumpsters at a reduced rate.

Kent Penney presented a letter to the directors. Due to professional/career plans he resigned his position as President. He will remain on the board until the general meeting of the membership is September. Discussion was held regarding electing an interim President to serve until the next board meeting. Jim Mahoney indicated that he would agree to serve in this capacity. Motion was made by Jodi Zmiewski to elect Jim Mahoney as interim president. The motion was second by Bev Thompson. All in favor, none opposed.

Next meeting will be held on May 10, 2004 at 7pm at Mike Lauver's, 3250 West Sumner.

Meeting adjourned @ 8:45 p.m.