

REGULAR MEETING

June 8, 2004

7:00 P.M.

Meeting was called to order by President, Steve Melcher at 7:04p.m. Not in attendance was Tonia Belsaas. In attendance were homeowners George Smith and Eddie Mueller.

Jodi Zmiewski read minutes from the May 2004 board meeting. Motion was made by Bev Thompson to approve, second by Lenn Marshall. All in favor, none opposed.

Jim Mahoney gave the financial report. Balance in account \$ 2,540.37. Expenses were incurred in the amount of \$62.00 for Rays Lawn Care for mowing. Motion to approve the financial report was made by Jodi Zmiewski. Bev Thompson seconded the motion. All in favor, none opposed.

George Smith presented information regarding the reimbursement of homeowners for improvements and upkeep of common property located on the East side of the homes on Timber Ridge Rd. He also voiced concerns regarding standing water providing a mosquito habitat. Discussion ensued with explanation that the association was not in a position to reimburse homeowners for care of the common areas. While this is appreciated, if the board takes the position of paying homeowners for this type of services, they would technically become employees and the association would be bound by Nebraska Workers' Compensation laws.

Eddie Mueller presented concerns surrounding the fact that he believes that SW 33rd Street at South end is not finished and there is presently a problem with erosion. Steve Melcher will contact public works to see what can be done to solve the problem. Mr. Mueller also presented information regarding the rental property at the farthest South end, East side. He has observed garbage lying about and a tree house which presently has blown over. Jodi Zmiewski to contact the landlord/property owner.

Encroachment issues: Presently homeowners from Timber Valley continue to place discarded lumbar and like in the commons area. Mike Lauver to address.

We received a follow visit from Russel Shultz from the Noxious Weed Board. We still have problems which need to be addressed on SW 36th & West Plum. Any board member available to help cut/spray will meet at Kent Penney's home on Saturday at 9:30 am.

Rental Properties on Timber Ridge Road continue to be a problem. Specifically one home is currently raising chickens. Jodi Zmiewski will address this with Steve Champoux who is the owner.

Other issues: Maintenance Policy development. Will be place on website when complete.

Motion was made to approve a seasonal contract with Rays Lawn care by Jodi Zmiewski. Jami Oppeward seconded. All in favor; none opposed.

Discussion was held regarding the creation of two signs to be placed at the entrances to help communicate with homeowners. Lenn will complete this at cost. Motion was made by Jodi Zmiewski to approve payment of \$40.00 for this. Kent Penney seconded.

Future agenda items: follow up on rental properties, Mosquito.

Meeting was adjourned at 8:49p.m.