

REGULAR MEETING

August 17, 2004

7:00 P.M.

Meeting was called to order by President, Steve Melcher at 7:04p.m. All board members are in attendance.

Jodi Zmiewski read minutes from the June 8, 2004 board meeting. Motion was made by Bev Thompson to approve, second by Jami Oppegard. All in favor, none opposed.

Jim Mahoney gave the financial report. Balance in account \$ 2,230.37. Expenses were incurred in the amount of \$210.00 for Rays Lawn Care for mowing. Motion to approve the financial report was made by Bev Thompson. Lenn Marshall seconded the motion. All in favor, none opposed.

Maintenance Issues: Mowing has been done in a timely fashion by Rays Lawn Care. Overall the board members supervising the work have been pleased. Discussed taking bids from Rays for snow removal so as to have one company to all season service. This will be addressed after the annual meeting in September.

Protective Covenant committee has met. Discussion that we will need an amendment regarding the sheds and also an amendment to cover the RV's and boats. It was proposed that we amend the covenants to reflect that boats and RV's can be kept on property May 1 to September 30 annually. Between the dates of October 1 and April 30, they may not be kept per the existing covenants. This will need to be addressed at the annual meeting and voted on by 75% of the membership.

Encroachment issues: There has presently been a swingset erected in the common area bounded by Timber Ridge Rd. and SW 32nd Street by homeowners in the Timber Valley addition. This is in direct violation of the covenants. Jodi Zmiewski will draft a letter to these homeowners addressing this problem.

Noxious Weeds: This will need to continue to need to be monitored. Will put it on the Web site for volunteers scattered throughout the neighborhood to look for these weeds and notify a board member.

Rental Properties in the neighborhood continue to be a problem. We have not had any favorable response from the present landlord. Jodi Zmiewski discussed the present situation and concerns with him. He did not feel that he had any responsibility toward the covenants, and that it fell to the tenants. Will need to discuss special assessments should infractions continue. Follow up letter will be sent. Jodi Zmiewski to contact Rick Peo with the city attorney's office. Tom Zimmerman, legal counsel for the association, remains available if need be. At this time the board does not wish to incur additional legal fees and will defer on that for the time being.

General membership meeting is set for September 14, 2004. Jodi Zmiewski and Bev Thompson made mention that the bylaws provide for the general membership meeting be held on the second Monday of September. However, the board desired to secure Roper Elementary as the meeting place and this is when it was available.

Bev Thompson attended the Mayor's roundtable and gave a brief report. Ms. Thompson did not think that this group had anything to offer a small association such as Timber Ridge.

Steve Melcher and Jim Mahoney present information that dues could remain at \$ 30.00 annually as long as there is not a dramatic increase in the insurance premium. A motion was made by Jami Oppegard and seconded by Lenn Marshall to maintain the dues at \$ 30.00 annually. Discussion was held that in the event that the insurance premium dramatically increase, the board would then make a special assessment for any shortfall.

Kent Penney has officially resigned from the board effective July 2, 2004 and is moving shortly. Motion was made by Jodi Zmiewski to accept the resignation. Motion was seconded by Jami Oppegard. All in

favor, none opposed.

Next regular meeting 31st day of August, 2004 at 7:00pm at the home of Steve Melcher.

Meeting was adjourned at 8:43 p.m.