

Timber Ridge Homeowners' Association Board Meeting 09/17/24

1. Meeting called to order at 7:36pm.
 - a. Members present: Todd Mitchell, Lori Michl, Melissa Escamilla, Kimberly Hengelfelt, Shawn Hengelfelt
2. Treasurer's report – no updated balance since the annual meeting the week before.
3. Minutes from prior board meeting did not need approval as it was the annual meeting.
4. Old Business:
 - a. None
5. New Business:
 - a. Board positions were discussed, nominations and acceptances as follows:
 - i. President – Todd Mitchell
 - ii. Vice President – Kimberly Hengelfelt
 - iii. Treasurer – Lori Michl
 - iv. Secretary – Melissa Escamilla
 - b. The Board discussed ways to get minutes posted to the website in a timely manner. The secretary will send meeting minutes out to the board within 5 days of a meeting. The board will approve the minutes via email and post to the website after the approval. The notes will include a remark that the minutes were approved via email.
 - c. An email was received from a homeowner regarding a tree in the commons area that needs to be trimmed to safely mow around it. Todd Mitchell will reach out to Stormy Tree service to assist.
 - d. An email was received from a homeowner asking for the amount due for their HOA dues. Lori Michl will reach out to our accounting firm and ask them to send the requested information to the homeowner via letter.
 - e. Lori Michl reached out to True Green to see if we need to treat for phragmites. She was told that it is not necessary this late in the season, but that they no longer provide those services. The board discussed the need to get bids at the beginning of the year. Lori Michl will share the list of city approved business authorized to treat for phragmites. Discussion was had about going out for bid for a few of our contracted services at the beginning of the year.
 - f. The Board discussed using the website as the main form of communication. The Facebook page is a handy tool for the homeowners to share information but if there is anything that needs to be addressed by the HOA board, the information should be sent to our board email rather than via Facebook. More work will continue on the website to accommodate the change.
 - g. Melissa Escamilla will update the HOA email address to include new members and remove previous ones. The board will communicate with each other upon receiving any messages that need to be addressed. This will help ensure all correspondence is addressed quickly.
 - h. The Board discussed how to proceed with the trail. Members both for and against a neighborhood trail were present at the Annual Meeting. The Board feels it's important to ensure our commons area is safe for any Timber Ridge Homeowner. Ensuring this

may take some work to remove trees across some of these areas. Todd Mitchell and Shawn Hengelfelt will work to identify areas of concern. Discussion also included what the next steps need to be. Discussion tabled to October meeting to allow for more research.

- i. The Board discussed the need for each member to review all HOA documentation and understand our responsibilities. Dialogue was had regarding the fine line between being transparent and protecting the privacy of our homeowners. All members present agreed that trust in the board is vital to be good stewards of the association.

Meeting adjourned at 9:27pm.