

Timber Ridge Board Meeting on December 9th, 2025

President Todd Mitchell called the meeting to order at 7:06 pm.

Board Members present were Todd Mitchell, Lori Michl, Martha Schindlbeck, Shawn Hengelfelt, Kim Hengelfelt.

- ❖ Lori Michl had the following Treasurer's report:
 - Current Balance \$32,010.41
 - The Account had to be changed because of the fraud. All monies lost were recovered. Todd and Lori are the only authorized to make changes but the officers are signers on the account.

- ❖ Todd reported that the commons area was cleaned out by Stormy. However, J's Lawn Care did not mow the overgrown grasses left. In the spring the mowing areas will need to be reviewed and stressed with the lawn care company.

- ❖ A quote for fertilization was not received from Jeff Warner. We will need to discuss getting quotes for lawn care and fertilization along with treatment for phragmites at the next meeting.

- ❖ Discussion was held for Dan's Flying Drone's to continue to spray for phragmites at a cost of around \$600.

- ❖ A bill from Stormy has not been received yet.

- ❖ A discussion was had regarding campers parked on homeowners' property as a report has been made on the property on W Plum and SW 33rd St. There is also a camper on the property at Garfield and SW 36th St, but a report was not made on that location. It was discussed and determined that since a report was made for the E Plum and SW 33rd property that it needs to be addressed. Lori had spoken with Shannon at the accounting office and received a copy of the letter that had been sent in the past. The procedure is that a letter is sent for not being in compliance with the HOA covenant with 15 days to comply. After that a second letter is sent with another 15 days to comply. After that a \$100 a month fine will be assessed until compliance is met. Campers are only allowed to be on property from May 1 to September 30.

- ❖ The contract for snow removal was signed with Jeremy at J's Lawn Care.

- ❖ A question was asked if reminders are sent for dues. Lori said Shannon does send reminders.

The next meeting will be February 10th at 7pm at Lori's home.

Meeting was adjourned at 8:01 pm by Todd.