

Timber Ridge Homeowners' Association

Board Meeting

04/01/24

Members present: Joe Binge, Kathy Binge, Jodi Zmiewski, Lori Michl, Melissa Escamilla and Kimberly Hengelfelt

1. Meeting called to order at 7:37pm.
2. Lori Michl provided Treasurer's Report. Balance as of 02/28/24 was \$30,070.41. Pending payments to Jay's Lawn Care and the HOA PO Box, as well as deposits for dues were not accounted for in this amount. Joe Binge also shared that he signed the tax documents for 2023. Motion to approve: 1st by Melissa Escamilla, 2nd by Joe Binge, motion carried by all member present.
3. Discussion was had regarding homeowner concerns with the beginning of a natural mulch trail being added to the commons area. Concerns were mainly in regards to loss of privacy the homeowners who's land was adjacent to the commons area, as well as potential disruption of wildlife.
 - a. Joe Binge had reached out in regards to the erosion on SW 36th and SWIP states that the remedy is mulch.
 - b. Jodi Zmiewski provided the board members with a reminder of a previous situation regarding commons areas. The Army Core of Engineers stated that any landscaping done in the wetlands would be compliant as long as it did not change the lay of the land.
4. The Board decided that mulching to avoid further erosion on SW 36th was necessary but the trail would be paused. A Facebook post will be sent advising of the halt of the trail. A letter with factual information regarding the recent discussions would be sent to all homeowners as soon as possible.
5. The Board also discussed different ways to communicate with all homeowners, to include a possible change in our website and gathering homeowner email addresses.

Meeting adjourned at 9:10pm.