

Timber Ridge HOA Board Meeting

6/18/2024

Board Members present: Joe Binge, Kathy Binge, Jodi Zmiewski, Lori Michl, Kimberly Hengelfelt, Todd Mitchell

1. Meeting called to order at 7:04pm
2. Approval of 4/21/2024 Board meeting minutes. It was discussed that a correction was requested in section 3 of minutes. We would request that the “XXX” be changed to “Joe Binge.” Jodi Zmiewski motioned approval of minutes with this correction. Lori Michl seconded. Motion approved.
3. Treasurer’s Report: Lori Michl presented. As of 5/31/2024, the ending balance in HOA account was \$30,634.49. Bills were paid to J’s Lawn Care totaling \$750 for mowing services. \$4.32 monthly Service Plan for HOA computer was also paid. HOA received deposits totaling \$1168.11. Todd Mitchell motioned approval of the Treasurer’s Report, Jodi Zmiewski seconded. Motioned approved.
4. Old Business:
 - i. **Land Survey:** Last Spring during our spring neighborhood clean up, our team was approached by the a homeowner in the neighborhood to the East of our commons area off of Timber Ridge (Hartland Homes division) regarding mowing and upkeep in that area. It was discussed at a previous board meeting on whether or not land surveying should be done to determine our commons area borders. During this discussion, it was discussed on whether or not to just do that area or the entire commons areas in our HOA. Joe Binge offered to work on getting quotes for this service. Schemmer Associates quoted \$12,600 to do the full Timber Ridge HOA Commons areas. After discussion, Joe Binge stated he would see if Schemmer Associates would break out the cost per commons areas. Will discuss if the area East of Timber Ridge is priority for mowing, upkeep based off new costs.
 - ii. **Tree Trimming/Removal of dead/fallen trees in commons areas:** Stormy Tree Removal Service was contacted to remove dead/fallen trees at 3260 W Sumner, 1700 Timber Ridge Road, area behind 1410 & 1420 Timber Ridge Road. These trees were removed and bill received from Stormy Tree Service totaling \$2250. It was also discussed that there was another tree on West side of SW 36th, north side near West Garfield that has fallen in commons area. This will be addressed as well.

- iii. **New Website:** It has been discussed in recent meetings the need for a more up to date website to better communicate to homeowners. Our current website is inadequate in doing this. Our goals with the new website will be to have possibly better modes of communications via email blasts, enable to allow homeowners to sign up for alerts, Events Calendar. Facebook page was created a few years ago after several break ins in the neighborhood but was never meant to be a main source of communication. Melissa Escamilla was not present at this board meeting was offered to take the lead on this and get a new website designed.
- iv. **New Trail Concerns/Issues:** Natural trail was again discussed and concerns brought to us by homeowners. It was discussed that some unauthorized work had been completed by Jeff Garcia after project was halted due to homeowners concerns. Those concerns were that wood planks had been placed over a drainage area off of SW 36th, new trail was cut in on south side of pond off of Timber Ridge with planks over another drainage area, and new dirt work appeared to have been done on East side of Timber Ridge commons area. Due to this, a letter to “Cease and desist all work” in the commons areas will be mailed to Jeff. This letter will also include that Jeff must remove a wood chipper observed in commons area between Timber Ridge and SW 36th Streets.
 - 1. The board agreed to get quotes to reseed the areas in the commons area that were damaged due to the large mulch piles that were placed there by Jeff Garcia.
 - 2. Joe Binge stated that the areas of concern of unauthorized work will be investigated and corrected if needed.

5. New Business:

- a. Annual Meeting: In accordance with the bylaws, the Annual meeting is scheduled for September 9, 2024 at 7:00pm at the VFW. Discussion was had on structure of the meeting. After discussion, a letter will be mailed to all homeowners regarding the Annual meeting in lieu of a postcard this year. Discussion whether or not security should be hired to be on site, open forum discussions by homeowners on concerns and potentially a unveiling/presentation of our new website. A planning meeting for the annual meeting for board members was scheduled for 7/30/2024 to prepare an agenda and finalize letter content. The board will have two open seats as Joe and Kathy Binge’s terms are up and they are not seeking re-election to the board.

Motion to adjourn the meeting was called by Todd Mitchell, Kimberly Hengelfelt seconded. The meeting was adjourned at 8:30pm.