

**Timbercreek Canyon Property Owners Association Monthly**  
**Board Meeting**

11/4/2025 at the Gatehouse on Osage

Directors present: Larry Naiman, Ayne Sharp, Janet Coleman, Steve Busch and Kenneth Craig.

No visitors were present.

Meeting called to order at 7:02 P.M. by President Larry Naiman.

1. Secretary Report was presented by Janet Coleman, for October Meeting. Ayne Sharp made a motion to approve the minutes, and Larry Naiman seconded. Motion carried.
2. The Financial Report for October was presented by Ayne Sharp. After review, the report was approved, by a motion from Steve Busch and a second from Kenneth Craig. Motion carried. It was noted that all delinquent dues are now in the hands of the attorneys. Any delinquent dues that come in, at this time, will have to go through the attorneys, before they can be applied to the POA account.
3. There were no visitor's comments
4. Larry is working on Ideas to prevent further damage to our bridge and gates. He has repaired the delineator and the southwest corner of the bridge and is continuing to investigate alternatives to the speed bumps, coming into the McAfee gate. Ideas were presented to possibly widen the area in front of the southwest entrance/exit to the bridge, to offer more turning space for trailers using the bridge.
5. Gate updates were given by Larry Naiman. Wild Plum gate has been reinstalled and will be open for construction workers, from 8am to 5pm, Monday thru Friday, to hopefully minimize the possibility of further damage being inflicted on the gate, by construction work at the Senior Resiliency Center. This schedule will continue until the construction is

completed...which should be soon. It was reported that the other gates are working well, at this time.

6. The Osage drainage pipe project is nearing completion. This will help preserve the integrity of the drainage pipe and help curtail erosion of the drainage area.

7. Larry reported on the paperwork to add potential property owners, that are not currently in the POA. One is completed and three more are in process. Maps of the POA properties and their Unit numbers were distributed to the POA directors.

8. Board entered into Executive Session.

9. A motion was made to adjourn, by Steve Busch, with a second by Larry Naiman. Meeting adjourned at 8:08 P.M.

Respectfully Submitted

Janet Coleman-Secretary POA