

Timbercreek Canyon Property Owners Association

Monthly Board Meeting

6/2/2026 at the Timbercreek Gatehouse on Osage

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

The meeting was called to order at 7:02 pm, by president Larry Naiman.

1. Minutes from May meeting were approved, as e-mailed, by a motion by Ayne Sharp and a second from Kenneth Craig.
2. The financials from May were reviewed and approved by a motion from Janet Coleman and a second from Steve Busch.

The problems with dues collections were discussed. We still have residents and landowners who have not paid their POA dues. Some for several years. The POA will be seeking a local lawyer to handle our affairs. At present we have lawyers from Austin that specialize in handling Homeowner Associations. We feel we can work better with a local attorney and get quicker results. This will also save the Association money, as well as make them more accessible to our calls.

Due to the rise in cost for road maintenance, the idea of raising dues was brought up. This will be discussed at a later date.

3. There were no visitors. Visitors are always welcome.
4. Larry reported that there had been some gate issues. Wild Plum had some closing issues that required replacing the capacitor. Osage was having problems with the yelp setting. That will be addressed. McAfee gate keypad was not working, due to problems within the transmitter. That has been fixed. We will be looking into replacing the existing keypad, due to damage done to it by an irresponsible driver, catching it with their trailer. Ayne made a motion to replace the keypad and install one like the one at the Osage gate. Kenneth seconded it. Motion carried.

5. Larry reported that the crack seal and edge repair was finished. This was done to address the areas that were not done two years ago. Due to the expense, we are only able to do half of the roads at a time.

6. The board entered into Executive Session.

7. Larry reminded us that we do not meet in July due to the 4th of July holiday. Meeting was adjourned at 8:00pm, by a motion from Janet Coleman and a second from Larry Naiman.

Respectfully Submitted, Janet Coleman-Secretary POA