

Timbercreek Canyon Property Owners Association

Annual Members Meeting

12/7/2025 at the Timbercreek Fire Station

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

21 properties were represented by the sign in sheet.

1. The Annual Members Meeting was called to order at 3:07 P.M. by President Larry Naiman. Larry also led the group in the pledge to the flag.
2. A prayer to bless the meeting was offered by Ted Ray Coleman.
3. Larry recognized the volunteers who help to keep our roads and gates functioning. Doug Messer-snow removal, Mark Stewart and John McMahan-tractor work along the roads. Tyler Pinson, Patrick Callahan and Larry Naiman-gate maintenance.
4. Secretary Report presented by Janet Coleman, for November meeting. Ayne Sharp made a motion to approve the minutes, and Larry Naiman seconded. Motion carried.
5. The Financial Report for November was presented by Ayne Sharp. Copies of the Profit and Loss for Jan.-Nov. 2025, the Profit and Loss Budget Overview for Jan.-Dec. 2026, and the Balance Sheet as of November 30,2025 were made available to all in attendance. After reviewing, and some discussion, the report was approved, by a motion from Janet Coleman and a second from Larry Naiman. Motion carried.
6. Ayne Sharp explained how the dues will be handled in 2026. Dues are due January first. If not paid by the 31st of January, a notice will be mailed out. In February, a certified letter will go out. If the dues are not paid by March, they will be turned over to the attorney for collection. Ayne emphasized that the attorney's fees can be quite costly, so everyone is encouraged to get the POA dues paid as soon as possible.

7. Larry and Ayne explained plans for the next 10 years. They projected how much will have to be done to maintain our roads and that we will be looking at an increase in cost due to the rise in petroleum products and expenses in general. Handouts were made available, projecting costs and how the increases in yearly dues would cover the costs for the next 10 years.

8. Since we will have to increase dues at some point in time, Ayne discussed options for the increase in dues in 2027. Possibly a split in the year. Half in January and half in July. This will be decided later.

9. Gate updates were given by Larry Naiman. It was reported that all gates are working well, at this time. Larry encouraged everyone to take extreme care passing through the gates and crossing the bridge. The damages that have been caused this year have been costly and avoidable.

10. The Osage drainage pipe project is complete. Monday will be the final walkthrough. 12/8/25.

11. Election of officers was held by way of ballots provided to each property represented at the meeting. Two directors were elected to a 2-year term. Larry Naiman and Kenneth Craig. The votes were unanimous.

12. Questions were asked concerning the ATT installation of fiberoptics and the reconstruction of the tower by the Resilience Center. Neither of these matters are under our jurisdiction and should be addressed to ATT and the Village.

13. A motion was made to adjourn, by Larry Naiman, and seconded by Kenneth Craig. Meeting adjourned at 4:01P.M.

Respectfully Submitted

Janet Coleman-Secretary POA