

# Village of Timbercreek Canyon

January 14th, 2021

Members of the Board of Aldermen met in a Regular Meeting at 6:00 PM on January 14, 2021 at the Timbercreek Canyon Gatehouse and via video conference and phone call with the following present:

Mayor:	Bill Young	City Secretary:	Betty Howe
Aldermen:	Mike Fuller	City Treasurer:	Elaine Dollar
	Dickie Haney	City Manager:	Katie Paul
	Jennifer Huddleston	Police Chief:	Jeremy Hoffman
	Mary Watley		

Not attending:	
Aldermen:	Brian Giffin
Fire Chief:	Eddie Wood

Also present: Michael Young, Tyler Pinson, and Chuck Lynch.

## 1. CALL TO ORDER, QUORUM CHECK AND PLEDGE OF ALLEGIANCE

The Regular Meeting was called to order at the Timbercreek Canyon Gatehouse and via video/teleconference at 6:05 PM by Mayor Bill Young. Bill Young led the Pledge of Allegiance. City Manager, Katie Paul, determined that a quorum was present.

## 2. PUBLIC COMMENTS

Tyler Pinson made comments during Item #6, Update on Community Building.

## 3. RECEIVE REPORT FROM MIKE YOUNG WITH DOSHIER, PICKENS, & FRANCIS ON FY20 FINANCIAL AUDIT FOR THE VILLAGE OF TIMBERCREEK CANYON

Michael Young presented copies of the audit for the Board. He noted they found no exceptions. The audit also includes an overview of the financial statements. He explained the various parts of the audit for the Board. Bill Young asked if it would be sensible to reduce the reserves to 60%. Michael Young said yes, the reserves could be lowered to 60%, but he suggested reducing the reserve to 75% would be better. Michael Young asked for questions. He suggested the Board review the audit and address any questions to Elaine Dollar.

## 4. CONSIDER AND TAKE APPROPRIATE ACTION ON APPROVING THE MINUTES FROM THE OCTOBER 8<sup>TH</sup>, 2020 MEETING

Mike Fuller made the motion to approve the October minutes with the following change: On the list of those not attending, "Elaine Wood" should read "Elaine Dollar". On page 2 item i), "... Randall County for FY 1021 ..." should read "... Randall County for FY 2021 ...". The motion was seconded by Dickie Haney and passed unanimously.

## 5. CONSENT ITEM – CONSIDER AND TAKE ACTION ON VARIOUS REPORTS

a) Village Treasurer: Co-Treasurer, Ayne Sharp provided financial statements for November and December 2020. Copies are attached. Bill Young asked if the rent from TCPOA for the Gatehouse has been received. Ms. Dollar said yes, two payments. Katie Paul noted that the attorney fees are for the recent property transfers. Elaine Dollar said the Property Owners are paying one-half of the attorney fees. Bill Young said that the cost of the website was paid through October. Elaine Dollar suggested the Village pay for the website and then be reimbursed by Property Owners and Garden Club. Bill Young commented that he would like to see the Deed Restrictions be added to the website. Mrs. Paul asked about Building Maintenance expense in December and Elaine Dollar said she would check on it. Bill Young wondered if the bills for the roll-offs have come in. Ms. Dollar replied that they have been paid for. Mayor Young said he hoped that there won't be anymore.

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- b) Fire Department: Nothing to report at this time.
- c) Firewise: Brian Giffin reported that the Firewise renewal was completed in November, on time.
- d) Police Department: Police Chief Jeremy Hoffman was present and provided a written report for October, November and December. A copy of the report is attached. There were 9 house watches conducted in October, 17 in November, and 12 in December.
- e) Emergency Management Report: Nothing new to report.
- f) Building Committee: Bill Young has communicated with Stu Lake. There are a couple of new homes under construction. Someone has purchased all the lots on Juniper between Pinion and Palomino. The person is asking to condemn the road. It was noted that the person will need to get the property replatted. The POA has ownership of the roads so they will probably need to make the decision. Mike Fuller asked about the gas and electric. Bill Young said that the Board may need to look at the issue in February. Katie Paul may need to get the advice of the City Attorney.
- g) HOA Liaison Report: It was noted that Larry Naiman is the new President of TCPOA.
- h) Mayor's Report: Mayor Young provided a Mayor's Message and a copy has been sent to residents through email. He reported that the flagpoles and flags are in place at Wild Plum and McAfee gates. A special thanks goes out to Tex Welch for his assistance. The Mayor reminded everyone to "Be Aware and Be Firewise" due to the dry weather. He noted that Covid-19 is still a code red and suggested caution. Mayor Young reported that there was a golf cart accident on South Timbercreek with injuries. Since the accident was near her house, Elaine Dollar commented on the situation. Road safety was discussed. Everyone is reminded that you must be 16 years of age to operate an ATV or golf cart without a licensed adult in the front seat.
- i) PRPC City Manager: Katie Paul provided the written Panhandle Regional Planning Commission (PRPC) Report. A copy of the report is attached. Ms. Paul reported that during the month she worked on: items on the agenda and creation of the agenda packet; filed and organized previous meeting agenda and information; ensured compliance with the Texas Open Meetings handbook; provided the Code of Ordinances to citizens; corresponded with a resident regarding the Code of Ordinances and where to find the Code; spoke with a landowner who is looking to build; corresponded with a resident who is selling their land regarding the Code of Ordinances, directed them to the TCPOA for deed restriction; researched inspections and drafted a contract for inspection services; corresponded with Village Attorney regarding Xcel Rate Case from 2019 and settlement; sent updates for the website to Clay with Flatland Media; corresponded with Betty Howe regarding May election; and spoke with Shannon Lackey at Randall County regarding May election.

Mary Watley made the motion to accept all reports as presented. Jennifer Huddleston seconded the motion. The motion passed unanimously.

## 6. UPDATE ON COMMUNITY BUILDING

Chuck Lynch was present to provide an update on the possible Community Building. Mr. Lynch has modified the previous plan. He provided a drawing and plan for the changes. The changes include a smaller size metal building with a catering kitchen. Mr. Lynch said Tim Koetting is working to come up with some costs and additional numbers. There would be loft for storage and HVAC. The building would be facing the east with parking. Dickie Haney asked about the size compared to the previous barn kit building plan. Chuck Lynch said this plan would be 2,400 square feet plus the board room, while the previous plan was about 3,000 square feet. Mike Fuller said he thinks this is a much better design with more porches and should be less expensive possibly \$350,000.00 plus site work and parking. Chuck Lynch commented that for code issues, the building would need to be 5 to 6 square feet per person, so the big room area should be good for a maximum of 200-to-250-person occupancy. Dickie Haney asked if the building could be expanded and Mr. Lynch said it could. Bill Young noted it would be a little larger than the fire station. Tyler Pinson said the building would be in his back yard and since it is a municipal facility, it could be rented out. Bill Young commented that there are no plans for renting it out at this time. Mr. Pinson also said he moved out here for

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the peace and quiet and loves it. He asked about long-term plans for renting the facility. Katie Paul said the Village can set up rules and the building is in the preliminary stage. Mike Fuller commented that would be restrictions and Chuck Lynch suggested it could be limited to use by residents. Bill Young commented that there should be no traffic going by Mr. Pinson's house since the facility would be on Hackberry. Chuck Lynch will meet with Tim Koetting and get more numbers. Mr. Lynch further remarked that there is a give-and-take on the project. Katie Paul noted that there may be a possibility for matching funds for the project. Chuck Lynch said this is good for the community and this is not Lake Tanglewood or River Falls.

## 7. DISCUSS AND EVALUATE THE FALL 2020 CLEANUP EVENT

The Fall cleanup day was discussed. Brian Giffin provided information about the cleanup event in his Firewise report. He wrote that brush was collected at the tennis court area. Residents brought limbs, brush and so on from their homes. The Texas Forestry once again agreed to bring their chipper and chip the brush into roll-off dumpsters provided by the village. Due to Texas Forestry delays, the processing took much longer than expected and residents continued to bring additional material thus adding to the job. There were also issues with someone bringing yucca which cannot be mulched. They also brought larger pieces of tree trunks and trash. The village had to utilize a tractor and additional paid and volunteer labor to deal with this. Everything was finally completed in early December with six loads of mulched material removed. In spite of the additional costs, the event was very successful with a large quantity of fire fuels removed from the canyon. Mayor Young said the Board needs to think about how to better facilitate the depositing of material by residents. He suggested there be a cutoff when the amount of brush to be chipped is exceeded. This item will be looked at again in February.

## 8. DISCUSS, CONSIDER, AND TAKE APPROPRIATE ACTION TO SET FUTURE EVENT DATES FOR 2021

The following tentative dates were suggested and selected:

Spring Cleanup Day, April 24<sup>th</sup>

Village Day, June 26<sup>th</sup>, to be combined with the Garden Club ice cream social

Fall Cleanup Day, October 9<sup>th</sup>

Getting the dates on the website was discussed.

Betty Howe provided important dates and information regarding the May 1<sup>st</sup> election for the Mayor and Aldermen positions explaining that February 12<sup>th</sup> is the last date for filing an Application for a Place on the May Ballot.

## 9. BOARD MEMBER COMMENTS AND ESTABLISH FUTURE AGENDA ITEMS

Mayor Young said if any of the Aldermen would like to run for Mayor, please let him know. Mayor Young said he will run again for Mayor if no one else would like the position. He said he would like to see the same group continue. He relies on the members of this Board and believes it is a strong group that has accomplished good things for the community. The Mayor asked that any member of the current Board who feels they cannot continue to contact him.

Betty Howe said she will arrange for the necessary Election paperwork to be completed following the February 11<sup>th</sup> meeting for those wishing to run for the Board.

## 10. ADJOURN

Dickie Haney made the motion to adjourn. Mike Fuller seconded the motion and it passed unanimously. Mayor Bill Young adjourned the meeting at 8:03 PM.

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Mayor, Bill Young

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City Secretary, Betty Howe