

Timbercreek Canyon Property Owners Association

Monthly Board Meeting

08/04/2026 at the Timbercreek Gatehouse on Osage

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

The meeting was called to order at 7:00, by President Larry Naiman.

1. Minutes were approved, as e-mailed, by a motion from Ayne Sharp and a second from Larry Naiman.
2. The financial report was approved after a short review, by a motion from Janet Coleman and a second from Steve Busch.
3. Joeseeph Regan was the only visitor. He had a question about the likelihood of POA dues having to be increased. It was explained to him that the cost of petroleum products and labor has increased to the point that we must look at a dues increase, to cover future road improvements and paving. No one wants to have to pay more, but the upkeep of the roads and improvements, to keep the shoulders from eroding, are necessary to maintain safe and viable roads throughout the canyon. There is constant upkeep on the gates, and repairs are ongoing. We do not get funding from taxes or help from the county, so the burden falls to the residents of Timbercreek.
4. Larry reported that we were still waiting on the motor to arrive, for the Osage gate. It was under warranty and should arrive soon. McAfee gate is working now after repairs were done, due to a DUI driver damaging it. Wild Plum gate is operating fine. The keypad on McAfee was replaced and looks great. The sleeve protectors that Larry placed on the metal posts are very nice and bright. We will put the same sleeves at Osage. Hopefully no one will run into those. Most of the problems with our gates are due to careless drivers...please slow down, don't drink and drive, and respect our community property. Steve reported that the light was in for the McAfee Gate and would be installed soon.

5. Larry reported on the 2027 Fox Ridge curbing project. He will get with the engineers on a plan to curb a portion of Fox Ridge that is eroding, due to drainage problems. Ayne made a motion to allot \$10,000 to get an estimate for the preliminary plan. Janet seconded it; motion carried.

6. There was a discussion about the Dues increase for 2027. The board can increase the dues by 25% without a community vote. That would be about \$900.00. Or we can take \$1,000.00 a year before the community, for a vote. This will be decided before the December meeting.

7. The board entered into Executive Session.

8. A motion was made to adjourn, by Ayne Sharp and second by Larry Naiman. Meeting adjourned 8:00.

Respectfully submitted,

Janet Coleman-Secretary POA