

Timbercreek Canyon Property Owners Association

Monthly Board Meeting

09/01/2026 at the Timbercreek Gatehouse on Osage

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

The meeting was called to order at 7:08 pm, by President Larry Naiman.

1. Minutes of the August meeting were approved, as e-mailed, by a motion from Steve Busch and a second from Larry Naiman. Motion carried.
2. The financial report was approved by a motion from Janet Coleman and a second from Kenneth Craig. Motion carried.
3. Ron and Robin Gibbs, and Gayla Busch were the visitors present. The Gibbs were concerned about the discussion of the dues increase, mentioned on the agenda, posted at the gates, prior to the meeting. They had questions and received adequate answers to help them understand why the dues would have to be raised. Primarily the fact is that the cost of road repair has increased tremendously, and we must maintain our roads. To meet the demands in the future, we must start acting now.
4. Larry reported that the gates were all working well, at this time. Osage gate got its new motor, and Larry will be monitoring it, to make sure it works as it should. Steve Busch got the light replaced at McAfee gate. It looks great.
5. Larry met with the engineer to do a cost estimate on the project at Fox Ridge. The job is not to exceed the \$10,000 allotted for the project.
6. The dues increase was discussed. The costs of road repair have gone up, due to the increase in petroleum and materials, in general. It is very difficult to secure companies to work on our roads, due to our unique topography. We must increase the dues to cover the costs projected for the future of road repairs and general maintenance for our roads and gates, in Timbercreek. No one wants to increase the dues, but it can't be avoided. We will check the bylaws and see if the

payment can be split into two payments. January and July. \$1,000 a year is the projected amount. It will be voted on at the Annual meeting in December, at the Community Center. Letters and e-mails will be sent out, in November, to encourage residents and landowners to come and hear what is being proposed and why. If the vote fails, we can still go to \$925.00, without a vote.

There was some discussion about getting a mail drop box installed at the Community Center, for the POA and Village Board mail. This would be for residents to drop off dues and any correspondence with the Village Board.

7. The Board entered into Executive Session.

8. A motion to adjourn was made by Larry Naiman and seconded by Janet Coleman. Meeting adjourned at 8:07.

Respectfully submitted,

Janet Coleman-Secretary POA