

Timbercreek Canyon Property Owners Association

Monthly Board Meeting

02/02/2026 at the Timbercreek Gatehouse on Osage

Directors present: Larry Naiman, Ayne Sharp, Janet Coleman, and Kenneth Craig. Also present was Amber Satterwhite, co-treasurer.

Visitors Present: Steve and Melinda Yancy

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

1. Minutes from the January 2026 meeting were approved, as e-mailed, by a motion from Ayne Sharp and a second from Larry Naiman.
2. The financials were reviewed and approved by a motion from Janet Coleman and a second from Ayne Sharp. Notices are being sent out to those who have not paid their 2026 POA dues, which were due by the end of January. If they are not received by March 1st, the delinquent dues will be turned over to the attorneys for collection.
3. There were no visitors' comments.
4. Larry reported that the Osage gate had been damaged, by someone pulling a trailer. He had been able to contact the person responsible, thanks to our cameras, and they fixed the gate. The other two gates were working well. Ayne reported that the window stickers have taken a jump in price, so as of 02/3/2026, the stickers will cost the homeowner \$15.00 each.

5. Larry received a bid from Bryers Paving to do crack fill on roads that were not done prior and do asphalt repair of potholes and edge breaks, as identified and requested, by the board. Ayne made a motion to except the bid and proceed as soon as possible. Kenneth seconded. The motion carried.

6. The Board entered into Executive Session.

7. Before adjourning, Ayne presented a request that the board purchase a locked mailbox to be installed at the new Timbercreek Senior Resiliency Center, to let people drop off their dues and correspondence, in the future. This will be discussed later.

The meeting was adjourned at 7:45PM, after a motion from Ayne and a second from Kenneth.

Respectfully Submitted,

Janet Coleman – Secretary POA