

Timbercreek Canyon Property Owners Association Board Meeting

2/11/2020

Directors present:

Caroline Landry, Robert Wyatt, Mark Stewart, Larry Naiman

Guests present: David & Levin Smith (Amarillo Gate), John Rivas, Gloria Carrasa, Tyler Pison, Craig Hinger, Eugenia Hinger

Meeting called to order at 7:05 pm.

1. Mark Stewart moved that the Minutes for the 1/7/2020 Board Meeting be Approved.

Caroline Landry seconded the Motion and it passed unanimously.

2. David and Levin Smith (Amarillo Power Gate) gave a presentation of the bids they had previously provided for installing new gate systems. The current system is obsolete (e.g., metal cards, etc.) which makes maintenance untenable. Also repair of the Osage Main Gate pedestal, which had been damaged by a truck, would be expensive (almost \$5000) and would, again, only serve to maintain the obsolete system. Also, the new system would not need the pedestal and its current location is susceptible to future damage by trucks/vehicles. The proposed new system would have keypads (manual access) and access via windshield RF tags (gate opens when vehicle approaches gate). The new system would eliminate the need to have phone lines, which cost about \$2400 a year. The Amarillo Power Gate bid to install the system for the three gates is \$8504.27. Monies (\$4,761.05, insurance) on hand to repair the current Osage Gate pedestal (minus the cost to remove the pedestal) would be used to pay for the new system since the Osage pedestal would no longer be needed and would be removed. It is anticipated that maintenance costs would be less than those associated with the current system. As such, over all costs should be less. There will be an annual fee of \$300 for a cloud based, "cellular" system. Windshield stickers, when purchased in "bulk," are about \$7 each. This purchase would occur upon initial implementation of the system (and it is recommended that about 20% spare stickers be purchased to have on hand). Members will have the option to buy windshield stickers/tags. Currently, to open the gate for a guest, Members (Property Owners) have to make a call to open the gate. Under the new system, Members would call the guest and give them the access code. The access codes would be changed regularly, for example, once a month, and be communicated to Members by email. Emergency entities (fire, ambulance, police, etc.) would be provided the access codes. David and Levin Smith answered questions from Board Members and Guests at the meeting. Amarillo Power Gate will contact the manufacture of the system to make inquiries as to possible increases in the "cloud" fee and potential consequences if the manufacturer went out of business. They will report back to the Board.

3. Caroline Landry presented the financial reports (P/L, Balance). After discussion and clarifications, Robert Wyatt moved that the reports be approved and Mark Stewart seconded the Motion and it passed unanimously. Assessment payments have been comparable to last

year and collection of delinquent accounts proceed as necessary and with coordination with the attorneys.

4. Robert Wyatt provided an update on the Architectural Committee. He has had discussions with the TCPOA attorney and spoken to Members to determine individuals willing to serve. Following discussion and questions from Guests, Robert Wyatt made a Motion that Randell Robb, Chris Hanes, and Tim Koetting be appointed as Members of the Architectural Committee for 3, 2, and 1-year terms respectively. Going forward Members will be appointed for staggered 3-year terms. Robert Wyatt has provided these individuals with applicable Deed Restrictions and also legal/educational materials (e.g., book chapters, etc.) regarding Architectural Committees. In addition, an instructional video call conference will be scheduled with the TCPOA attorney which will be attended by the committee members, Robert Wyatt, and Larry Naiman and the Architectural Committee. Other property owners that have expressed an interest in serving on the committee might also participate in the call.

5. Mark Stewart gave an update on the roads, including a written report that had previously been provided to the Directors and which is attached hereto. Advanced Pavement has completed all approved edge work. An invoice for \$12,600 has been submitted, but payment will not be made until Mark Stewart meets with them and inspects and discusses some areas he has concerns about. Since late 2018, \$128,464 has been spent for this work. This is about \$19,166 over the estimated amount budgeted in the ten-year plan, but a substantial amount of edge work exceeding that originally anticipated was completed. Shehan Engineering provided its 2020 Seal Coat report after completing their road inspections and other tasks. On February 7, 2020, Mark Stewart, Robert Wyatt, Larry Naiman, and Tex Welch met with DeAngelo Reyes to discuss the report. After lengthy discussion the Board Directors present instructed Shehan Engineering to obtain bid packages for Seal Coating and blading all roads not done in 2010, and separate bids for seal coating McAfee road from the bridge to the west gate, and crack sealing other patched areas. Please see the attached Road Report for greater details. Once bid packages are received, the TCPOA Board will decide how to proceed.

6. Robert Wyatt gave an update on the progress of the TCPOA deeding the gatehouse to the Village. In December of 2019, Judie Boothe, Robert Wyatt, Bill Young, and Kurt Grant met with Joe Shehan and DeAngelo Reyes to view PRAD images/information and discuss what the parties are trying to accomplish and methods to achieve same. In addition to the gatehouse area, areas around the west gate, McAfee road and the bridge were discussed. Shehan Engineering proceeded to get bids from surveyors and then prepared an Agreement/Proposal to effectuate the research and surveying needed. The estimated maximum cost was \$12,100.00, of which \$2100 has already been paid. Copies of the Agreement/Proposal were provided to the Board and after discussion, Robert Wyatt moved that he be allowed to accept and sign the Agreement on behalf of the TCPOA. Mark Stewart seconded the Motion and it passed unanimously.

7. Robert Wyatt moved to Adjourn. Caroline Landry seconded the Motion and it passed unanimously. Meeting was adjourned at about 9:05 pm.

2020 TCPOA BOARD MEETINGS (7 pm Gatehouse)

February 11, April 7, June 2, August 4, October 6, November 3

Annual TCPOA Members Meeting December 13, 2020

3 pm, Firehouse

TCPOA Road Report for Meeting 2-11-2020

1. Advanced Pavement has completed all approved edgework which includes Wild Primrose, Rimrock, Herring and Sunflower. They have sent me an invoice for \$12,600 but I want to review some of the work with Advanced Pavement before we pay. They should be out later this week to address my concerns. Since late 2018 we have spent \$128,464 for the edge work project. Project 100% complete.
2. Joe Shehan sent his 2020 seal coat report 2-5-20 and a meeting in his office with DeAngelo Reyes took place 2-7-20 with DeAngelo Reyes, Robert Wyatt, Larry Naiman, Tex Welch and Mark Stewart in attendance. Seal coating all roads not done in 2010 amounts to 43,432 sq-yds (35% of roads). It is estimated that the cost to seal coat is \$1.80/sq-yd without tax and blading would be extra. In addition, two options were discussed that JSE believes should be considered. Options 1 is to seal coat McAfee (seal coated in 2010) from the west gate down to the bridge because of the number of edge repairs, the presence of asphalt bleeding, slope and the volume of traffic. They believe the edge repairs would achieve maximum protection with seal coating. Asphalt bleeding occurs when the asphalt migrates above the rock making the road darker in appearance and most

importantly with diminished traction. Option 2 is for seal coating an eight foot strip over recent edge repairs on roads that will not be seal coated in 2020. Using coated rock for the seal coat is \$0.40/sq-yd extra and will not be considered due to budget constraints. A quorum of TCPOA directors were present and decided to have JSE prepare bid packages for contractors containing the following specifications:

- Seal coat and blade all roads not done in 2010.
- West McAfee (option 1) to be bid separately as an option.
- 'Other Patched Areas' (option 2) bid separately as an option. This option was changed from seal coating an eight foot strip over recent edge repairs that will not be seal coated in 2020 to only reseal the cracks between repairs and the roadway where it is needed. Option 2 was reduced in scope to crack seal only because of budget constraints and the fact that these areas will receive a full seal coat in 2023.

In summary, the roads not seal coated in 2010 plus the western part of McAfee represents 49,250 sq-yds at \$1.80/sq-yd or \$88,650 (\$95,963 with tax). Adding Engineering Services it becomes \$108,320 with tax. Blading and crack sealing (option 2) is unknown until the bids are received but not believed to be significant. The previously budgeted amount for this project was \$107,612 for 35% of the roads. This seal coat including option 1 would seal coat 40% of our roads.

Mark Stewart