

**Timbercreek Canyon Property Owners Association Monthly  
Board Meeting**

8/5/2025 at the Gatehouse on Osage

Directors present: Larry Naiman, Ayne Sharp, Janet Coleman, Steve Busch

Kenneth Craig and Amber Satterwhite were welcomed as a new director and co-treasurer, respectively.

Visitors Present: Tim Satterwhite

Meeting called to order at 7:01 by President Larry Naiman.

1. Secretary Report presented by Janet Coleman, For June meeting. Ayne Sharp made a motion to accept the minutes, and Steve Busch seconded. Motion carried.
2. The financial report for June was presented by Amber Satterwhite. After review, the report was approved, by a motion from Ayne Sharp and a second from Janet Coleman. Motion carried. There are still many unpaid dues, to be collected. These dues were due by Feb. 15<sup>th</sup>. Certified letters have been mailed out, and if no action is taken on behalf of the property owner, then the matter will be turned over to the attorney for collection.
3. There were no visitors' comments.
4. Larry reported that the delineator on the southwest corner of the McAfee bridge has been destroyed by careless drivers, cutting the turn too sharp. A new one has been ordered. The speed bumps, coming into the McAfee gate, have received wear and tear, to the point of needing repair. Ideas were discussed, and Larry will investigate alternative methods to deter the speed at which drivers approach the gate. Repairing the gates is very expensive.
5. Gate updates were given by Larry Naiman. All gates are working well.

6. The Osage drainage pipe project is progressing. Bids have been put out to several Companies.
7. The possibility of property owners joining TCPOA was discussed. Some properties in the Timbercreek area are not in a specific unit and thus the property owner is not eligible to hold office on the POA board or vote on POA matters. Properties would be subject to deed restrictions, spelled out by the POA, to be included in a unit.
8. Board entered into Executive Session.
9. Meeting adjourned at 7:45 P.M.

Respectfully Submitted

Janet Coleman-Secretary POA