

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

9/2/2025 at the Gatehouse on Osage

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

Visitors Present: Patrick Callahan and Spencer Church

Meeting called to order at 7:05 P.M. by Larry Naiman.

1. Secretary Report for August meeting was approved as emailed, by Janet Coleman. Ayne Sharp made the motion to approve the minutes, Steve Busch seconded. Motion carried.
2. The financial report for August was presented by Amber Satterwhite. After review, the report was approved, by a motion from Ayne Sharp and a second from Larry Naiman. 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, the matter will go to the attorney for collection. Several have already been forwarded to the attorney.
3. Visitors were interested in the process needed to become a part of the POA, if their property is not already in a unit. Also, a discussion was held on the proposed 180 ft. Tower, that Randall County is wanting to erect in Timbercreek, and the fiber optics being laid by AT&T.
4. Larry reported that the delineator on the southwest corner of the McAfee bridge has been replaced. It has already been hit and the corner of the bridge, damaged. Cameras will be installed to capture footage of drivers crossing the bridge. Hopefully we will catch careless drivers and hold them responsible for the damage. We are looking into speed humps to replace the speed bumps, coming into the McAfee gate.

5. Gate updates were given by Larry Naiman. All gates are working well, currently.
6. The Osage drainage pipe project is in contract process, with Precision Excavation.
7. An Agreement was presented to bind by dedication and restrictions of Timbercreek Canyon, any property in Timbercreek Canyon that was not previously set up into a unit, to become part of a unit, at this time. Thus, ensuring that the property owner would be eligible to benefit from membership in the POA.
8. Board entered into Executive Session.
9. Meeting adjourned at 8:05 P.M.

Respectfully Submitted

Janet Coleman – Secretary POA