

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

10/7/2025 at the Gatehouse on Osage

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

Visitors present: John Sims

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

1. Secretary Report presented by Janet Coleman, from September meeting.

Ayne Sharp made a motion to approve the minutes, and Steve Busch seconded. Motion carried.

2. The financial report for September was presented by Amber Satterwhite. After review, the report was approved by a motion from Janet Coleman and a second from Ayne Sharp. Motion carried. It was noted that all delinquent dues are now in the hands of the attorneys.

3. Visitor comments were from John Sims, about the letter he received from the attorney, concerning his delinquent dues. He was reminded that dues are due each year by February 15, and that past dues notices, e-mails to that effect, and a certified letter, were all sent out. And when none of these are acknowledged, the final step is attorney action.

4. Larry is working on ideas to prevent further damage to our bridge and gates. He is looking into alternatives to the speed bumps, coming into the McAfee gate.

5. Gate updates were given by Larry Naiman. The gate on Wildplum has been removed for repair, due to workers hitting it. The contractor will be held responsible for this damage, and a bill has been sent. The other gates are working well, at this time.

6. The Osage drainage pipe project will start October 15th, or 16th. Possibly earlier. December 1st is the projected completion date. Details were spelled out in the Mayor's October newsletter.

7. Larry Naiman reported that the paperwork, adding potential property owners that are not currently in the POA, is complete. Larry will present this to each property owner for review. Amber Satterwhite will be available to notarize any signatures as needed.

8. Board entered into Executive Session.

9. A motion to adjourn was made by Steve Busch and seconded by Ayne Sharp. Meeting adjourned at 7:56 P.M.

Respectfully submitted

Janet Coleman