**Timber Ridge Homeowners Association**

**Board of Directors Meeting Minutes**

**Annual Meeting-April 14, 2014**

The meeting was called to order at 7:05 PM. Carolyn Morton, president announced the purpose of the meeting was to review the year and transact business authorized by the homeowners.

Carolyn informed the group that we needed to have an election for a Chair for the meeting. Galen Hysom, 11114 Cornelison, moved Carolyn be the Chair; Sue Holewa, 1838 N Shefford Circle, seconded the motion. Motion carried.

Carolyn asked secretary, Cynthia Portillo how many homeowners were in attendance. Cynthia reported that 23 households were represented. Carolyn stated that we needed to have 56 of the homeowners present to have quorum. Carolyn asked for a motion to continue the meeting. Marie Patterson, 1938 N Stoney Point, moved we continue the meeting conducting the necessary business of the association; Jim Hill, 2133 N Mars, seconded the motion. Motion carried.

Proof of notice of the meeting was announced in the newsletter, posted in the Timber Ridge section of www.simply.neighbors.com, reminder post cards mailed to homeowners, and signs posted in neighborhood.

Carolyn introduced the board, Carolyn Morton, President, Howard McCoy, Vice President, and Cynthia Portillo, Secretary. Tim Royse is the treasurer.

Guest speaker Scott Lindebeck, Storm Water Engineer with the City of Wichita was also present.

Carolyn asked Cynthia to read minutes of last year’s meeting. Carolyn asked if there were any additions or corrections to the minutes. There were none and the minutes were approved as read.

Tim Royse gave the treasurer’s report for the year January 1, 2013 to December 31, 2013. Tim also gave the current monthly treasurer’s report from March 4, 2014 to April 4, 2014. The ending checking balance as of April 4, 2014 was $22,154.96; savings balance $21,087.64 for a total of $43, 242.60. Tim reported that 67 homeowners have already paid dues for the June 15, 2014 due date.

Carolyn gave the Board report for the year:

1. Cynthia Portillo was appointed to fill Mary Nelson’s term, expiring April 2015.
2. Cynthia was elected secretary for the current year
3. Tim Royse was hired to serve as Treasurer for the association.
4. Several letters were sent to homeowners addressing a variety of complaints: homes needing painting, fences repaired, parked RV’s, boats and trailers, lawns not kept up and various other covenant violations.
5. Pond/Common areas: Trees on the ponds were removed after an ice storm. Sprinkler heads were repaired, notified mowers that they are to mow all commons areas unless a home owner specifically tells them not to mow their area, treated ponds for algae, hired a firm to remove trees and shrubs and spray around pond 3, reviewed mowing bids for 2014 and continued the relationship with Countryside Lawn Service, had lights on the entrances repaired and worked with various pump/irrigation problems throughout the year. A pipe on pond 3 busted and was repaired. A timer pump on Pond 4 was replaced.
6. Transferred $8,000 to savings for Pond 3 Rip Rap project. $7,500 was transferred at the end of 2012 which now gives us $15,500 towards the project.
7. Thanked homeowner Jim Hill for putting up our Christmas lights again this past year.
8. Board discussed several times during the year the ponds drainage, water levels, flood control, and the lack of rain water.

Election of Board of Director

Carolyn opened the floor for nominations for a three year term on the board. Galen Hysom, 11114 W Cornelison, nominated Carolyn Morton. Carolyn asked two additional times if there were other nominations. No other nominations were received. Sue Holewa, 1838 N Shefford, moved nominations cease. Marie Patterson, 1928 N Stoney Point, seconded the motion. Motion carried. Carolyn informed the group that the bylaws require a written ballot, unless there was a motion to not do so. David Stedman, 1818 N Shefford Circle, moved we waive the written ballot. Motion seconded. Motion carried, Carolyn Morton was elected to a three year term on the board.

Old Business

Carolyn reminded those present that the trees at the Prescott entrance still needed to be trimmed so the flag could be put back up. Marie Patterson, 1938 N Stoney Point, said she’d had someone trim her trees at a reasonable cost and would get the name to the board.

New Business

The ponds need trash removed. We could hire it done or the residents could do the work. Carolyn had contacted Justin Hysom with Pathway Church and asked if his youth group would like to do the job as a community project. The boys did want to do that and a work day was scheduled for Saturday, April 19 at 10:00 AM. Residents were invited to help. The association will make a donation to the church group for their efforts to help us.

Carolyn introduced special guest, Scott Lindebeck, Storm Water Engineer with the City of Wichita to help explain the water level in our drainage ponds. Scott explained that basically the association does not have the surface area acreage needed to drain into these ponds to keep them full. Other associations nearby have more land acreage to provide run off of more water draining into their ponds. Timber Ridge does not have enough surface area to sustain 5 ponds. Scott agreed with the board’s decision to limit the amount of water being pumped into the ponds. Scott will check to see if the storm sewers are blocked, preventing drainage into the association ponds. Scott also mentioned that the soil absorbs the water as when these ponds were developed they did not have liners put in. The association may want to look into installing liners while the water levels are low.

Questions for Scott Lindebeck included:

Kathy McConathy, 10817 Westport, asked if the area was properly developed. Scott said probably not.

Someone asked what is recommended? Scott suggested considering reducing the size of the ponds (perhaps to one half of what we currently have); contacting Ashley Furniture to ask if they would consider reducing the size of their drainage pond. Their pond is currently 300 x 80 and is oversized for the amount of land acreage it supports for water runoff. Scott will have the storm sewers checked to see if they are blocking water.

Susan Lindow, 1801 N Shefford Cir, stated lots were sold as lake lots, not drainage ponds and could we sue the City? Scott told her they are drainage ponds and the builder was responsible for their construction and selling not the City.

Clint Pivarnik, 2122 N Mars, asked if anything can be done to Pond 5 to help it retain water. Scott suggested while it is dry, may want to put a liner in.

Carolyn Morton asked what about making Pond 5 smaller? Scott said he would have to look into it but that is a possibility.

Scott also mentioned that the Chadsworth Subdivision to the north and east of Timber Ridge near 21st and Maize has 2200 Acres that drain into their pond. That is a huge offsite drain area that supports their pond. Aberdeen Subdivision to the north and west of Timber Ridge has a big area that drains to it, too. Tim Royse lives in Aberdeen and stated that he was just at their annual meeting and confirmed that they subject to metering on their wells and can only pump so much water for the year. When they reach that limit, the wells are locked down. They are being conservative with their water pumping at this time as well and have ponds that look like ours.

Carolyn thanked Scott for attending our meeting.

Carolyn opened up the meeting for questions or concerns:

Kathy McConathy, 10817 Westport noticed big orange X’s on the street and asked if the streets are getting repaired? Howard McCoy said yes the City is working on that for Parkdale, Westport, Stoney Point and Shefford streets.

Someone asked whose responsible for sidewalks? Carolyn said that the sidewalks in front of homes are the homeowner’s responsibility and sidewalks in the common areas are the HOA’s responsibility.

Betty Terbush, 2102 N Mars, stated her neighbor’s weeds are high. The residence in question is on Parkdale Street.

Kathy McConathy, 10817 W Westport, stated her neighbor’s yard to the west is full of weeds and asked if anything we can do.

It was suggested we continue with the rip rap project, it will look nice.

With no further business, the meeting adjourned at 8:17 PM

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Cynthia K Portillo, Secretary