**Timbercreek Canyon Property Owners Association Board Meeting**

10/01/2024 Gatehouse and via Zoom

Directors present: Larry Naiman, Caroline Landry, Robert Wyatt, Ayne Sharp, Steve Busch

Members/Guests present: Terri Welch, Ted and Janet Coleman

Meeting called to order at 7:03 pm.

1. Carolyn Landry moved that the Minutes for the 09/03/2024 Board Meeting be Approved. Larry Naiman seconded the Motion, and it passed unanimously.
2. Caroline Landry had provided the current financial reports (P/L, etc.,). After questions and discussion, Robert Wyatt moved that the reports be approved. Steve Busch seconded the Motion, and it passed unanimously.
3. On behalf of the Garden Club, Terri Welch reported that Nathan Chestnut removed the stumps and tree near the Osage Main Gate. Nothing can be planted where the tree was removed for about a year.
4. The Board discussed the status of the voting on the 2024 Amendments to the Deed Restrictions (Short Term Rentals/Business). Sixty per cent or more of the Property Owners in eight of the nine Units have voted in favor of the Amendments and it is anticipated that this soon will be the case for the remaining Unit.
5. Regarding new cameras for the gates, Larry Naiman met with Mayor Brian Giffin, Police Chief Kevin Willis and representatives of Technical Solutions. The new cameras will be about $6500, and the monthly maintenance fee will be $157.50 a month. Following discussion, Ayne Sharp moved that the TCPOA pay half of the purchase and maintenance costs. Robert Wyatt seconded the Motion and it passed unanimously.
6. Larry Naiman reported that Shehan Engineering provided updates on anticipated costs for the Culvert Project (repair of Culvert near Osage Main Gate) and copies of the report were provided. The estimated cost was $131,535.22. Although an increase in the cost was not surprising, it will be difficult to budget for said project for a couple of years. For example, completion of necessary seal coating will probably be the priority.
7. Executive Session. Collections.
8. Ayne Sharp moved to Adjourn. Robert Wyatt seconded the Motion, and it passed unanimously. Meeting was adjourned at 7:42 pm.

2024 TCPOA BOARD MEETINGS (7 pm) Gate House and VIA ZOOM

January 2, February 6, March 5, April 2, August 6, September 3, October 1, November 5

**Annual TCPOA Members Meeting December 1, 2024**

3:00 pm, Firehouse

The email address used by the TCPOA to send to Members new gate codes and to send other important communications (e.g., Notices, updates, etc.) is: poatimbercreek@gmail.com. Please put this email address in your contacts or email addresses to avoid TCPOA emails from going to your junk mail.

**NOTICE: IF ELECTRICAL POWER IS LOST AT ANY OF THE GATES, THEY AUTOMATICALLY BECOME CAPABLE OF BEING OPENED MANUALLY.**