**Timbercreek Canyon Property Owners Association Board Meeting**

04/04/2023 Gatehouse and via Zoom

Directors present:

Larry Naiman, Caroline Landry, Robert Wyatt, Ayne Sharp, Steve Busch

Members/Guests present: No visitors

Meeting called to order at 7:10 pm.

1. Caroline Landry moved that the Minutes for the 3/07/2023 Board Meeting be Approved. Steve Busch 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. Larry Naiman, Robert Wyatt, Tim Koetting, Joe Shehan and Paul Bryer met on March 9, 2023 to look at the roads, discuss concerns and if remedial work is necessary. Paul Bryer was not hesitant in his willingness to come in the Spring to address any problem areas. The parties will meet again to mark any problem areas (e.g., missed areas, etc.). During the job, a tanker water truck with fire hose pressure was used to clean rock as necessary. Bryers Paving does much, if not most of the seal coating in the Panhandle, including Lake Tanglewood, etc. Bryers Paving has previously been out for brushing and removal of rock as requested. It was noted and acknowledged that paved roads in areas like Timbercreek, Lake Tanglewood, etc. are challenging because of the hills and varying road widths. Based on information and inspections so far, Joe Shehan sees no significant issue with rock attachment. Additional inspections will occur when the additional work occurs in the Spring.
4. Larry Naiman reported that new rollers and tracts have been installed on the West (Washington) gate. As with the Wild Plum gate, the new tracts and rollers seem more robust and stable and the gates operate more smoothly. Larry Naiman will get an estimate from Amarillo Gate to install the same type of tracts and rollers on the Osage Gate. Caroline Landry reported that Atmos Energy will install barriers around the new gas meter at the bottom of Dollar Hill. Larry Naiman indicated that Shehan Engineering may also have suggestions when they propose gutters/improvements on Dollar hill.
5. Larry Naiman reported that in a conversation prior to the Board Meeting, George Cossey had indicated he did not want to join the TCPOA, but did want the buyers of lots he sells to pay assessments. Mr. Cossey also indicated he did not want to address Nature Trail at this time because he was unsure of when or if he was going to improve the road, but that, if and when he did, he probably would want to enter into an agreement with the TCPOA similar to the one already discussed regarding ownership and maintenance of Nature Trail. Discussions will hopefully continue to reach some workable agreement concerning Cossey’s development.
6. Executive Session. Collections.
7. Robert Wyatt moved to Adjourn. Ayne Sharp seconded the Motion and it passed unanimously. Meeting was adjourned at 8:25 pm.

2023 TCPOA BOARD MEETINGS (7 pm)

January 3, February 7, March 7, April 4, May 2, June 6, August 1, September 5, October 3, November 7

**Annual TCPOA Members Meeting December 3, 2023**

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.

**VILLAGE/TCPOA WEBSITE: https://www.timbercreekcanyon.org/**

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