**Timbercreek Canyon Property Owners Association Board Meeting**

09/03/2024 Gatehouse and via Zoom

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

Members/Guests present: Terri Welch

Meeting called to order at 7:01 pm.

1. Carolyn Landry moved that the Minutes for the 08/06/2024 Board Meeting be Approved. Ayne Sharp seconded the Motion, and it passed unanimously.
2. Caroline Landry had provided the current financial reports (P/L, etc.,). After questions and discussion, Ayne Sharp moved that the reports be approved. Larry Naiman seconded the Motion, and it passed unanimously.
3. On behalf of the Garden Club, Terri Welch presented and explained a bid/quote by David Bernal for removal of stumps near the Osage Main Gate. After discussion, Robert Wyatt moved that the bid be approved. Larry Naiman seconded the Motion, and it was unanimously approved.
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 will be the case for the remaining Unit in a few weeks.
5. After discussion of various infrastructure projects, it was agreed that focus should be on repair of the large culvert near the Osage Main Gate. As such, Larry Naiman will consult with Shehan Engineering to get updates on anticipated costs for the project so that economic feasibility can be determined.
6. Executive Session. Collections.
7. Robert Wyatt moved to Adjourn. Caroline Landry seconded the Motion, and it passed unanimously. Meeting was adjourned at 7:35 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.**