**Timbercreek Canyon Property Owners Association Board Meeting**

08/06/2024 Gatehouse and via Zoom

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

Members/Guests present: Terri Welch, Tim and Amber Satterwhite

Meeting called to order at 7:01 pm.

1. Carolyn Landry moved that the Minutes for the 04/02/2024 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. On behalf of the Garden Club, Terri Welch advised that a stump needed to be removed from the landscaped area near the Gate House and a tree close to the Osage Main Gate needed to be trimmed because its branches were encroaching on electrical wires. After discussion, it was decided that Xcel will be contacted and/or bids to do the work will be obtained.
4. The Board discussed the status of the voting on the 2014 Amendments to the Deed Restrictions (Short Term Rentals/Business). Sixty percent or more of the Property Owners in Seven of the 9 TCPOA Units have voted in favor of the Amendments, and it is anticipated that the same will occur in the remaining 2 Units. Robert Wyatt moved that Larry Naiman, President of the TCPOA Board of Directors, be authorized by the Board to vote in favor of the Amendments and execute the Agreement and Approval form to effectuate same. Caroline Landry seconded the Motion, and it passed unanimously.
5. Larry Naiman reported that brackets that hold the chain on the Washington and Wild Plum Gates have failed, and repairs are being made. The repair costs for the Washington Gate should be covered by warranty.
6. Executive Session. Collections. A delinquent account will be referred to the attorneys.
7. Robert Wyatt moved to Adjourn. Caroline Landry seconded the Motion, and it passed unanimously. Meeting was adjourned at 7:55 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.**