**Timbercreek Canyon Property Owners Association Board Meeting**

09/06/2022 Via Zoom

Directors present:

Ayne Sharp, Larry Naiman, Caroline Landry, Robert Wyatt

Members/Guests present: None

Meeting called to order at 7:05 pm.

1. Ayne Sharp moved that the Minutes for the 6/07/2022 Board Meeting be Approved. Carolyn Landry seconded the Motion and it passed unanimously.
2. Caroline Landry had provided the financial reports (P/L, etc.,). After questions and discussion, Robert Wyatt moved that the reports be approved. Ayne Sharp seconded the motion and it passed unanimously.
3. Larry Naiman advised the George Cossey had submitted a proposed Plat involving his land adjoining McAfee Road and extending to the west and south west. Discussion ensued regarding the implications of his propose development of residential lots and maintenance of McAfee Road and related concerns.
4. Larry Naiman reported that the 2022 Seal Coat Project is essentially complete. Bryer Paving is going to do remedial work on various areas and additional sweeping of excess rock, including Cactus Lane. *With the completion of this seal coat project, the TCPOA is now in a position, for the first time in the history of Timbercreek, to hopefully keep all of the paved roads on a 7 year schedule for seal coating, which is the recommended cycle.*
5. It was noted that a property owner had asked about TCPOA ownership of the roads. For the benefit of all property owners and for written reference, the location of the roads is delineated in the original plats of the nine Units. The deed history is somewhat complicated, but Document No 2021013683 (Correction Deed) is a good place to start. Regarding McAfee Lane north of the bridge, The TCPOA has a ROW through the land owned by George Cossey (Document No. 2022016329) and owns the rest of McAfee Lane to the West Gate (Document No. 2022015978, Vol 1615 Pg 388) and a strip along McAfee Lane adjacent to the ”tennis court“ lot (Document No 2022015979).
6. Discussion ensued regarding future projects. These include, repair of the culvert near the Osage Gate, assessing the condition of other culverts throughout Timbercreek, and improvements to water drainage, particularly on the steeper hills, including curbing and gutters. Consideration of any project, has to take into consideration budgeting for the anticipated seal coating of all of the paved roads in 7 years. Larry Naiman will schedule a meeting with Shehan Engineering to get recommendations for priorities of the possible projects.
7. Executive Session. Collections.
8. Ayne Sharp moved to Adjourn. Robert Wyatt seconded the Motion and it passed unanimously. Meeting was adjourned at 8:10 pm.

**2022 TCPOA BOARD MEETINGS (7 pm via Zoom)**

October 4, November 1

**Annual TCPOA Members Meeting December 4, 2022**

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**