



Homeowner's Association, Inc.

P. O. Box 1773
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BOD MEETING MINUTES

23 July, 2025

Monthly Meeting

Present:	PRESIDENT	Michele (Mike) Arduini
	VICE-PRESIDENT	Andrew Diedrick
	TREASURER	Carol Sligh
	SECRETARY	Kristi Miller
	ACC CHAIRMAN	Steven Bross

Meeting was called to order at 6:33 pm by President Mike Arduini in physical attendance

Approval of Minutes: Minutes of 18 June 2025 meeting were approved, uploaded to Timber Pond III website

Treasurer's report:

- Balance end of June 30, 2025 was \$29,343.11
- Still owe one resident \$10 for overpayment
- TECO went up to \$122
- Received one \$125 estoppel check

President's Report:

- Residents in attendance: Harry Falu, Frank Marquez, Shari Simmons Allen to discuss "sink hole" language published in June News Letter. The term sink hole will be removed and replaced with other language, and a new News Letter will be uploaded to the website, replacing original letter
- Motion to amend newsletter passed by board
- HOA does not want to purchase retention ponds from current owner, Mr. Arthur Love
- Will add additional language to News Letter reminding residents that the retention ponds are private property and everyone needs to stay away
- Mr. Marquez provided reports showing his property is free of sink holes as of 1997 and 2015

ACC Report:

- Livestock at 1105 Belladonna resulted in neighbor complaint of odor
- Landscaper is not going to mow near new trench that formed near pond on Pennyroyal
- RSS will spray all three ponds

Old Business:

- Completed insurance form to apply at Fearnow Insurance
- Carol will call to ask a few questions and get quote

New Business:

- What we need to do to change by laws regarding parking box trucks etc. in driveways, streets
- What we need to do to change by laws about parking on grass in own yard

Next Meeting: 27 August 2025 (a Wednesday); 6:30 pm at Steve Bross' house.

Motion to Adjourn by Vice President Diedrick, Second by ACC Chair Bross

Meeting Adjourned: 7:52 pm.