

8/17/2012 6pm, Timber Creek housing development (edited 9/17/15 11:53am as noted)

The above said meeting date and time is to establish and/or begin the HOA for Timber Creek Estates.

Meeting notes

Edited 9/17/15

Questions and revisions to the current covenants for Ron Myer

1. Establish a date for collection of fees. (advanced notice and late fee penalties)
2. Set an amount for the association fees (need to see the bills from Ron)
 - a. Mowing and fertilizing
 - b. Electricity
 - c. Water and lock/key
 - d. Sprinkler system, maintenance
 - e. Insurance
 - f. Well
 - g. Front Entrance
 - h. Commons area upkeep
3. Housing requirements
 - a. Minimum square footage (1600 sq. ft.)
 - b. Basement required
 - c. 3 car garage requirement (16 foot door and a minimum standard wide door on 3rd car)
4. Home exterior and/or finish requirements
 - a. Exterior 90% brick, stucco and/or stone
 - b. No metal roofing (on home or exterior buildings)
5. Neighborhood improvement
 - a. Annual clean up
 - b. Walking path
 - c. Trash pick-up and trash cans
 - d. Dock
6. Yard and landscape requirements (time to install a yard)
 - a. 15 (of any shrubs, perennials, and trees), 2 tree requirement, minimum of 1 in the front, but this is based on tree type and/or lot size.
 - b. Sprinkler system required
 - c. New homes, a yard must be installed within a 6 month period of occupancy
7. RV, camper, travel trailer, cargo trailers, automobile, flatbed trailers, and boats.
 - a. Camper and/or RV storage. Maximum of 1 week in driveway, to allow for loading and unloading. Anything beyond must be submitted to board and approved by board.
 - b. Flatbed trailers can be stored in the back yard, cannot exceed a maximum height of 3ft (goosenecks and cargo excluded). Storage must be on a concrete type slab.
 - c. In operable motorized vehicles of any type cannot be stored outside on the driveway, backyard and/or street.
8. Pond
 - a. Insurance
 - b. Swimming
 - c. Boating
 - d. fishing
9. Rentals and/or requirements for rental property (establish requirement)
10. Rent to own (maintain house and yard establishment), between builder and buyer
11. Sending a temporary letter to establish the HOA, letter to include establishing committee, meetings and general questions.
12. Building committee (minimum of 3 people to vote 66% vote)
13. Fishing
 - a. Catch and release
 - b. Transporting foreign fish into pond prohibited via KDWP

- c. Keeping fish only from authorize fishing tourney
- 14. Home business (retail services)
- 15. Exterior Buildings
 - a. Match siding
 - b. Match roof
 - c. Matching paint
 - d. On a concrete slab of sort and/or foundation
- 16. Lawn clippings (disposal into empty lots, must be spread out)
- 17. Trash service (discount, the \$45 price includes taxes), Best Value Trash Service (316-440-1048)
- 18. Homes currently built or being built at the time of neighborhood HOA establishment are grandfathered into covenant, with current built, square footage, and exterior buildings
- 19. Fencing
 - a. No chain-link of any sort is allowed
 - b. Houses with property bordering the pond and/or commons area around the pond are only allowed to use wrought/rod iron fencing material
 - c. Fence Material
 - i. Composite (use must be approved)
 - ii. Cedar
 - iii. Wrought/Rod iron

Meeting adjourned at 7:58pm

The below committee members volunteered to establish the HOA for Timber Creek Estates. The current positions are interim only and will be open for appointment upon establishing the HOA for Timber Creek Estates. Positions are to be set by volunteering or vote (if 2 or more individuals apply). A maximum tenure time will be established.

Timber Creek HOA, Interim Committee

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