

Timber Lake HOA  
September 15th, 2026 Minutes

- I. **Call to Order:** At 6:36 pm by President Jen Swan in the church at 4141 Apalachee Parkway.
- II. **Secretary's Report:** Secretary Eve Linton read the August HOA meeting minutes, and the board approved them.
- III. **Treasurer's Report:** Treasurer Carrie Crosby read August's Treasurer's report, which was approved.
- IV. **ACC Report:** 2nd VP Victoria Tebet presented the ACC report, which was for the approval of a roof replacement for 4116 Red Cedar Ct.
- V. **Old Business:**
  - A. **Lake update:** Lake Doctors added muck digester to the water and dye in an effort to clear the water. Before clearing the vegetation around the lakefront, President Jen Swan will reach out to Lake Doctors for input.
  - B. **HOA Delinquent Fees update:** Out of the 5 homes that were sent intent-to-lien letters, only 1 paid. Jen Swan to reach out to the lawyer to continue with the next steps of placing the lien.
  - C. **HOA CE:** President Jen and Secretary Eve proposed options for the CE needed for the board. Action item for the board to have this done before the new year.
  - D. **Future Roadwork:** Still pending until within budget; Treasurer Carrie will reach out to renegotiate the price with Capital Asphalt to fit within the budget.
- VI. **New Business:**
  - A. Secretary Eve posted on the Nextdoor Timberlake thread informing homeowners that the board does not use Nextdoor and directing them to the official HOA website instead.
  - B. Treasurer Carrie presented the different uses of QuickBooks for the board, such as bookkeeping and sending future invoices but it was agreed that the monthly Treasurer's reports will remain in the current format where both the bank balances and expenses can be included.
- VII. **Business from the floor:**
  - A. No Business from the floor.
- VIII. **Adjournment: 7:03** , Respectfully submitted by Eve Linton, Secretary