

**TURNBERRY RIDGE HOMEOWNERS BOARD MEETING
February 3, 2026**

Present: Morene Christman, President
George Vargas, Vice President
Erik Johnson, Treasurer
Kiersten Alexander, Secretary
Steve McDowell, Board Member

Absent:
Scott Harden, Board Member
Mark Athey, Board Member

1. New Calender: Morene Christman

- Morene has updated the HOA calendar for the year and has a copy on file.

2. Treasurer's Report: Eric Johnson

- A secondary key for PO box was obtained and Eric and Steve both have keys now.
- The water has been shutoff to the irrigation system for the winter; service will resume in May.

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Turnberry Ridge HOA Treasurer's report for 2026 February

Certificate of Deposit account

value on 2025/12/05 \$55,334.08

3.9% APY, 13-mo. CD matures on 2026/07/04

Checking account

Starting balance at 2025/11/04: \$17,830.42

12 dues (one for 2024) \$1,980.00

Expenses

water \$34.46

Ameren \$724.84

mowing \$90.00

Flower Island \$900.00

by-laws updates \$70.00

Aquatic Control \$0.05

Website \$600.00

post office box key \$18.50

annual report \$10.00

Total expenses \$2,447.85

Ending balance at 2025/11/04: \$17,362.57

Accounts total \$72,696.65

3. Dues: Steve McDowell

- 7 homeowners have outstanding dues for the 2025-26 year. Two homeowners are in the third year of delinquent HOA dues. One home is two years delinquent. The delinquent homeowners will have fees assessed at closing if/when they sell their homes.
- Dues increase 2026/2027-the board discussed raising the dues but can't conclude anything until we decide on the cost of landscaping and the treatment of the pond. All bills have increased, electricity, water, landscaping, pond treatment, etc. The HOA dues have remained at the same price for over 10 years. A significant dues increase will be likely. The board will vote on this at the March meeting.

4. Pond Contract: Eric Johnson

- The contract for pond maintenance is with Aqua Control. Eric has set up for the contract to be paid in monthly installments.

5. Grounds: Morene Christman

- Landscape design-Morene noticed that the landscaping design had too many plantings, trees, etc. in certain areas. She spoke with the landscaping company and had plantings removed or rearranged and in turn brought the cost of the project down. The total cost for the landscaping project on Staley Road will be \$9999 (\$11,078 original cost). The board voted to move ahead with the project and will pay in three installments over two fiscal years, making the project more budget conscious.
- Road repairs: Morene contacted the city about the potholes in the subdivision; the city will fill them once the weather is cooperative.
- Scott reached out for a professional opinion about adding fish to the ponds this spring. He went into detail about different species and the benefits. After examination of our two ponds he does not think we need to stock fish this spring. We have an abundance of large mouth bass. The board voted to not add any fish this spring and will reassess next year.

6. Architecture: George Vargus

- No new business

7. Communication:

- Scott sent out letters to request email addresses from new homeowners. The outreach was very successful.

8. Welcome Committee:

- No new business

9. Spring Projects

- Paint Staley Entrance Sign
- Dumpster
- Directory update

- Social Event
- Rock around aerator
- Geese control
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**Next meeting a March 3rd, 2026*