

**TURNBERRY RIDGE HOMEOWNERS BOARD MEETING
May 5, 2026**

Present: Morene Christman, President
Erik Johnson, Treasurer
Kiersten Alexander, Secretary
Scott Harden, Board Member
Steve McDowell, Board Member

Absent:
George Vargas, Vice President
Mark Athey, Board Member

1. Treasurers report: Eric Johnson

- Eric paid lots of bills this month, see a detailed report below.

Turnberry Ridge HOA Treasurer's report for 2026 May

<u>Certificate of Deposit account</u>	
value on 2026/05/05	\$55,858.01
3.9% APY, 13-mo. CD matures on 2026/07/04	
<u>Checking account</u>	
Starting balance at 2026/04/07:	\$15,174.94
<i>Expenses</i>	
mowing	\$1,000.00
Ameren	\$258.31
taxes	\$1,223.33
landscaping project deposit	\$2,500.00
pond treatment and maintenance	\$1,483.22
tree anti-fungal treatment	\$720.00
Total expenses	\$7,184.86
Ending balance at 2026/05/05:	\$7,990.08
Accounts total	\$63,848.09

2. Dues: Steve McDowell

- Five 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, and two homeowners are late for this year. The delinquent homeowners will have fees assessed at closing if/when they sell their homes.
- Steve continues to try and collect the dues from these homeowners.
- Steve will send out the bill for 2026-27 HOA dues in late July.

3. Ponds: Scott Harden

- Scott placed brick around aerator filtration system to keep the weeds down and allow for easier mowing
- Scott replaced two filters in the aeration system and cleaned the two other filters. There are two filters in the system that must be cleaned every 3 months and replaced yearly.

4. Geese: Morene Christman

- Eight geese nests were found and 45 eggs in total were oiled. No eggs hatched on our ponds. The nests have been removed and disposed of. Geese have hatched at neighboring ponds, 3 from Turnberry condos and 11 from Providence. The board will send a special thank you to Jill Paige and Katie for all their efforts in controlling the geese population this year.
- DNR report will be filed by Steve McDowell.

5. Grounds: Scott Harden

- Scott contacted the Park District grounds supervisor, Tommy Buhr. Mr. Buhr came out to inspect the broken sprinkler heads caused by park district plowing this past winter. The sprinklers have been replaced by Mr. Buhr. Mr. Buhr will also have the dead tree at Turnberry Park removed. Lastly, Mr. Buhr also hired a contractor to correct the drainage problem along the path on Cobblefield.
- The drainage issue on the path by Bickford is also being addressed by the park district.
- Scott contacted Eric with Ludwig Bros. and the landscaping work will begin next week (week of May 11th).
- There was a loose cable laying on the rock exposed; Scott contacted Xfinity and they came out and buried the cable.
- There is a spot along the path on Turnberry Dr. that does not drain properly, and water runs and pools on the path. Scott has unclogged the drain multiple times. The site was messed up when AT&T was digging in the subdivision laying cable. We will keep an eye on the drain to prevent clogging and may have to address further.
- Morene thinks that the flower island may be put in soon by the park district and thinks that they may not be out planting because of all the rain we've had lately.

6. Mowing Contract: Morene Christman

- Morene secured Solomon to continue mowing the HOA grounds for \$1000 a month for April through October. Solomon has mowed the grounds for numerous years, is familiar with the job and is also extremely reliable.

7. Crime report: George Vargas

No new business

8. Dumpster: Scott Harden

- We will discuss the specifics on the dumpster at the next meeting.

9. Garage sale: Morene Christman

- The garage sale will be on June 12 & 13 from 8 a.m. to 3 p.m.
- Morene bought reusable metal sign holders for the garage sale. She is working on having the signs printed.
- Morene will place an ad in the *News Gazette* and Scott will post the details on Nextdoor.

10. Welcome committee: Mark Athey

No new business

11. Spring projects: Scott Harden

- Scott and Kiersten painted the Staley and Cobblefield subdivision signs.

**The board gave a special Thank You card to Scott Harden for all his hard work. Scott has initiated and done all the work on so many projects around the neighborhood. Scott's dedication and service on the board and to the neighborhood itself are invaluable. We are so grateful for all his hard work. If you see Scott around the neighborhood on his daily walk please say thanks!*

Homeowner concerns: Morene Christman

No new business.

Next Meeting June 2