

TURNBERRY RIDGE AUGUST 2026 HOA BOARD MEETING

Location: Home of Scott Harden

August 4, 2026

Present: Morene Christman (President), George Vargus (Vice President), Erik Johnson (Treasurer), Scott Harden (Board Member) and Steve McDowell (Board Member)

Excused: Kiersten Alexander (Secretary); minutes were recorded by Morene

The HOA met and addressed the following agenda.

1. Annual Meeting: Morene Christman

The August 6, 2026 meeting will be held at 7 p.m. at the Fire Station. Morene reviewed the annual meeting agenda which was approved by the Board. She will provide the Attendance form, Agenda and Board Accomplishments for the meeting. Discussion guidelines will be emphasized.

2. Treasurer Report: Erik Johnson

The July 2026 financial report was reviewed. Expenses: \$12,876; CD: \$46,576; Checking Act.: \$5,117

Erik provided the 2025-2026 financial report, the 2026-2027 proposed budget and slides for the Board to review for the annual meeting.

Erik suggested adding Morene's name with his to the Ameren account in the event questions or concerns arise.

Morene reported the CUPD Flower island fee for 2027 would be \$990. The Board felt the Island was costly and could be replaced with plantings and volunteer labor.

Erik asked the Board members to consider ways to reduce the electricity bill. Solar panels and talking to Ameren was discussed. The aerators will be shut off before the water freezes no later than November 1. Leaving the aerators on last winter cost \$150/mo and the open water attracted geese.

3. Dues: Steve McDowell

Credit card option to pay annual dues was discussed. Fees included \$300 up front, \$25/mo Total=\$600/year. Debit card users would be charged 1 and 1/2% and credit card users would be charged a credit card fee. The Board was against the option as only 3-4 people over several years inquired about credit card use. The fees outweighed the benefit.

Two homeowners still owe for previous dues. Steve made the first deposit of \$6000 for the 2026-2027 dues. By the end of September he expects that 65-70% of the dues will be collected. One homeowner sent a message to Steve thanking the Board for all we do.

4. Grounds: Scott Harden

He sprayed weeds around the East Pond. The pond maintenance company couldn't treat the pond due to low oxygen levels. The pond is clear of algae so they are not concerned with just one reading. A surface aerator is recommended if the low oxygen level persists. The East Pond has a lot of trash and needs clean-up. Morene will ask for volunteers at the annual meeting.

The City appears to be delayed in repairing sidewalks and applying asphalt. They fixed the low spot and installed a drain in one reported area, but the Bickford area

remains flooded.

5. Crime Report: George Vargas

A few “knock on doors” continue to occur. No court decision has been made re: 1101 Water’s Edge.

6. Communications: Scott Harden

Scott continues to update the homeowners directory which will be released next year.

7. Dumpster: Scott Harden

Reimbursement for the dumpster will be given by the City after the event. Scott is planning on using a software for residents to sign-up.