

TURNBERRY RIDGE HOMEOWNERS BOARD MEETING September 1, 2026

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

1. Annual Meeting Follow-up: Morene Christman

- Ways to encourage participation for future annual meetings, turnout was low this year. The meeting attendance seems to be higher when there is a pending vote, there was no vote on anything this year.
- Morene will send thank you notes to guests who were in attendance.

2. Treasurers report: Eric Johnson

- The State Farm annual premium has not come yet.
- The P.O. Box annual bill has not come yet.
- A detailed treasurer's report is below.

Turnberry Ridge HOA Treasurer's report for 2026 September

Certificate of Deposit account

3.9% APY, 11-mo. CD matures on 2027/06/05 \$46,576.65

Checking account

Starting balance at 2026/08/04: \$5,117.77

Credits

74 dues	\$17,760.00
one homeowner paid extra	\$250.00
the bank owning 1101 Waters Edge paid the old amount	\$165.00
refund for bank deposit tickets	\$22.06

Total credits \$18,197.06

Expenses

mowing	\$1,000.00
Ameren	\$326.64
water	\$189.31
bank deposit tickets	\$21.15

Total expenses \$1,537.10

Ending balance at 2026/09/01: \$21,777.73

Accounts total \$68,354.38

3. Dues: Steve McDowell

- Steve reported that 101 homeowners have paid 2026-2027 dues. There are 54 homeowners with outstating dues currently. Steve will send out notification letters and if homeowners don't pay a late fee of \$25 will be assessed after 30 days.

- Two homeowners have outstanding dues for the 2025-26 year. Two homeowners are in the third year of delinquent HOA dues. 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.

4. Grounds Report: Scott Harden

- Homeowner concern; regular weed control at West Pond entrance. Weedman was normally called in the past, this got overlooked this year with the changes with mowing services. We will make sure this is on the calendar for next year.
- Mowing Quotes; Ludwig quoted \$1000 a month to mow, and certain areas were not included in the quote so Scott thinks the quote may go up with the additional areas to mow. Scott contacted two other individuals with recommendations, and he did not hear back from either person. For now, the board thinks it's best to stay with Soloman, he knows the grounds and is on par with the Ludwig quote.
- Willow tree spray, Scott sprayed the weeds around the east pond inlet but the willows and mulberries have really grown over the path entrance. The board discussed if the back path needs to be cleared. Scott will contact a homeowner that has access to equipment and see if we can clear it ourselves.
- Scott also asked Ludwig for ideas and quotes on landscaping for the East Pond. He has not heard back yet.

5. Solar Update: Scott Harden/Erik Johnson

- Scott met with a representative from New Prairie about solar panels for the aerator and lights. City ordinance will not allow solar panels except on a residence parcel so we cannot put them on HOA grounds. The lights are not metered so there are no use for panels on them.

6. Crime Report: George Vargus

- No new business

7. Communication: Scott Harden

- Will send out time change reminder letter later, and reminder to check outdoor lights.
- Scott has contacted and heard from all new homeowners.

8. Dumpster: Scott Harden

- Scott has the dumpster rented for September 26, 2026. Scott coordinated for item dropoff times to avoid overfilling the dumpster. He has had responses from several homeowners that have signed up and has had one person volunteer to help. Will ask if anyone is interested in recycling the metal we collect.

9. Good Neighbor Day: Morene Christman

- Monday, September 28th - Morene put together a flyer for residents. The board discussed ideas for this event next year.
- Clean-up East Pond, Morene hasn't heard from anyone about volunteering.

10. Homeowner Concerns: Morene Christman

- None

Next Meeting – Tuesday, October 6th - 7 p.m.