

TURNBERRY RIDGE HOMEOWNERS BOARD MEETING October 6, 2026

Present:

Erik Johnson, Treasurer
Kiersten Alexander, Secretary
Scott Harden, Board Member
Steve McDowell, Board Member

Absent:

Morene Christman, President
George Vargas, Vice President

1. **Treasurers report: Eric Johnson**

- A detailed treasurer's report is below.

Turnberry Ridge HOA Treasurer's report for 2026 October	
<u>Certificate of Deposit account</u>	
3.9% APY, 11-mo. CD matures on 2027/06/05	\$46,576.65
<u>Checking account</u>	
Starting balance at 2026/09/01:	\$21,777.73
<i>Credits</i>	
35 dues	\$8,400.00
one homeowner paid \$200	\$200.00
extra deposit	\$25.00
<i>Total credits</i>	\$8,625.06
<i>Expenses</i>	
mowing	\$1,000.00
Ameren	\$320.99
water	\$182.99
irrigation repair	\$20.70
post office box	\$258.00
pond treatment	\$1,368.38
insurance	\$2,023.00
bush trimming	\$130.00
<i>Total expenses</i>	\$5,304.06
Ending balance at 2026/10/06:	\$25,098.67
Accounts total	\$71,675.32

2. **Dues: Steve McDowell**

- Steve reported that 140 homeowners have paid 2026-2027 dues. There are 15 homeowners with outstating dues. Steve will send out notification letters and homeowners will incur a late fee of \$25. If unpaid within 60 days another \$25 late fee will be assessed.
- Two homeowners are in the fourth year of delinquent HOA dues. The delinquent homeowners will have fees assessed at closing if/when they sell their homes.

3. **Grounds Report: Scott Harden**

- Park District redesign meeting was held Tuesday, October 6 at 5:30 at Turnberry Ridge Park. The Park District had poster boards with different design options and different features to consider for the renovation. Residents can have input in the design choices by filling out a survey online by scanning this QR



code:

- The Park District shared that the renovations were made possible by grant money they had secured. The final meeting will be October 29th, at 5 p.m. at Turnberry Ridge Park where they will share the final design. Construction to begin next spring.
- East Pond Lights, Joe Philips is looking into why the lights stay on 24/7 and how we can remedy this.
- Park District property transfer; The HOA has paid taxes on five parcels of land in common areas. However, three of the parcels are areas that were previously believed to belong to the Park District. The Park District currently maintains these properties. All three parcels were mislabeled and should be property of the Park District. The Board has initiated a transfer of the property so that we are not paying taxes on property that does not belong to the HOA. Scott also reached out to the county for a potential reimbursement on taxes paid.
- Mowing Quotes; Ludwig quoted \$1000/plus 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. Meks Construction came back with a quote of \$800 a month during the mowing season. We also had a third bid, but the gentleman declined because he's too busy. Solomon currently charges \$1000 a month and can only mow on Saturdays.
- Scott got a bid for new riprap from McCormick Outdoor Services. The bid came in at \$48,500. The board thinks this is a good price and will consider this going forward. This would require a vote from the homeowners and the board would have to wait until the CD matures and next year's dues collection to move forward.
- The flower island at the Staley entrance will be taken out in mid-October by the Park District. We are not renewing for 2027 due to rising costs. We intend to plant our own annuals next year with help from volunteers.
- The sprinkler heads that were broken during sidewalk construction will be repaired by TCI, the construction company will cover all costs associated with any repairs.

- TCI will winterize and turn off the sprinkler system by October 30, 2026.
Reminder to turn the sprinklers back on next spring.

4. **Dumpster Follow-up: Scott Harden**

- We had 28 homeowners use the dumpster out of 159 homes in the neighborhood. The HOA board also thanks the eight adult volunteers, and the two kids that helped this year. We appreciate your time and dedication to the neighborhood.

5. **Crime Report: George Vargus**

- No new business

6. **Communication: Scott Harden**

- Send out time change reminder letter and a reminder about outdoor lights being checked. Make sure light bulbs are working.
- Email addresses have been fixed on the HOA website; all communication should be sent to the right person on the board.

7. **Upcoming Board Duties:**

- Secretary of State Treasurer report due in December.
- Website annual bill due in January.
- Sales Tax report to be run in January.

Next Meeting – Tuesday, November 3rd - 7 p.m.